



Warwick Road, Kenilworth, Warwickshire. CV8 1HN

Asking Price £179,950

- Modern Town Centre Apartment Built In 2016
- Comfortable One Double Bedroom Layout
- Located on Warwick Road
- Perfect For First-Time Buyers
- Offered With No Onward Chain
- Spacious Reception Room And Kitchen
- EPC Rating C - 73
- 125 year Lease With 114 Unexpired Years
- White Bathroom With Mixer Shower
- Warwick District Council Tax Band A

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Located on Warwick Road in this modern town centre apartment offers a delightful living experience. Built in 2016, it features contemporary design and offers well proportioned living accommodation, ideal for individuals or couples.

The well-appointed reception room provides a welcoming space, while the thoughtfully designed bedroom benefits built in wardrobes. The modern bathroom is equipped with essential amenities for everyday needs and the kitchen has modern beech effect units

A key highlight is the convenience of parking for one vehicle, a rarity in this bustling area. With local shops, cafes, and parks nearby, this property enhances your lifestyle.

Perfect for those who value modern living in a vibrant community, this apartment is a fantastic opportunity and is offered with no onward chain.



Council Tax Band: A



Shared Hallway

With secure entrance and the apartment is situated at the top of the stairs.

Entrance Hall

With a radiator and all doors leading off.

Lounge

11'2" x 18'11" max

With double glazed dual aspect windows and a radiator. Door into the kitchen.

Fitted Kitchen

10'9" x 12'7"

Fitted with beech effect wall and base units. The base units having a stone effect counter with an inset sink unit and tiled splashbacks. Built in oven with gas hob and extractor canopy. washing machine, space for undercounter fridge and a wall mounted combination boiler. Window to the side and a radiator.

Bedroom

12'9" x 11'10"

Double glazed window to the rear with a radiator beneath and a built in mirrored wardrobe.

Bathroom

With a panelled bath with mixer shower, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks, skylight window and a radiator.

Allocated Parking

There is a single allocated parking bay adjacent to the apartment.

Leasehold Information

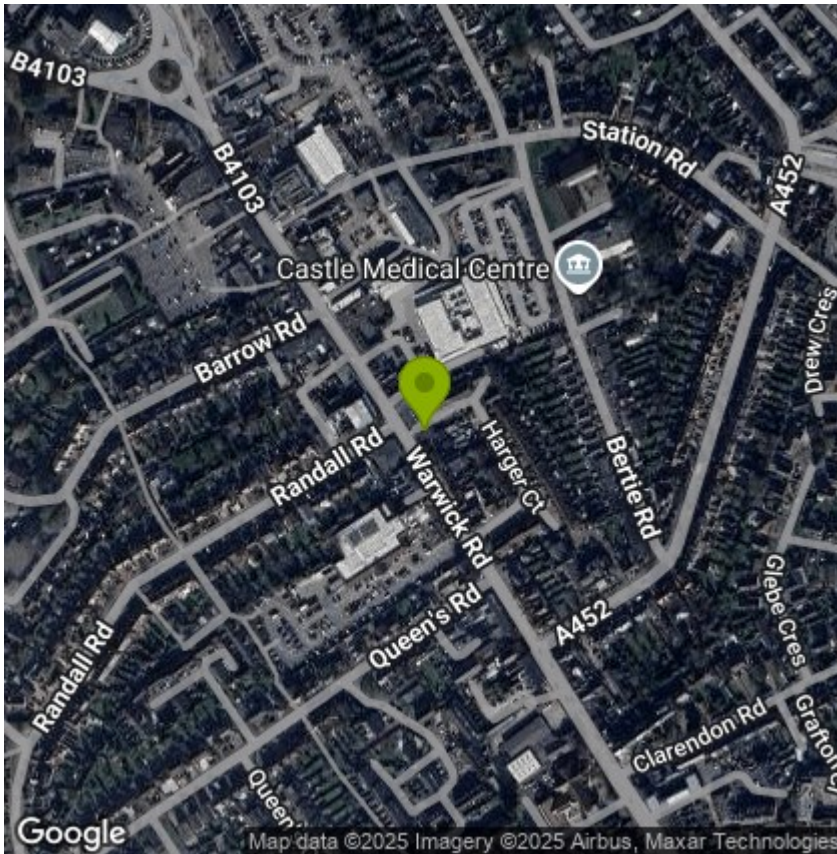
The property is held on a 125 year lease from 28th January 2016 leaving an unexpired term of 114 years. The approximate maintenance charge is between £500 and £700 per annum and a ground rent of £75 per annum.

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Services

All mains services are provided.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

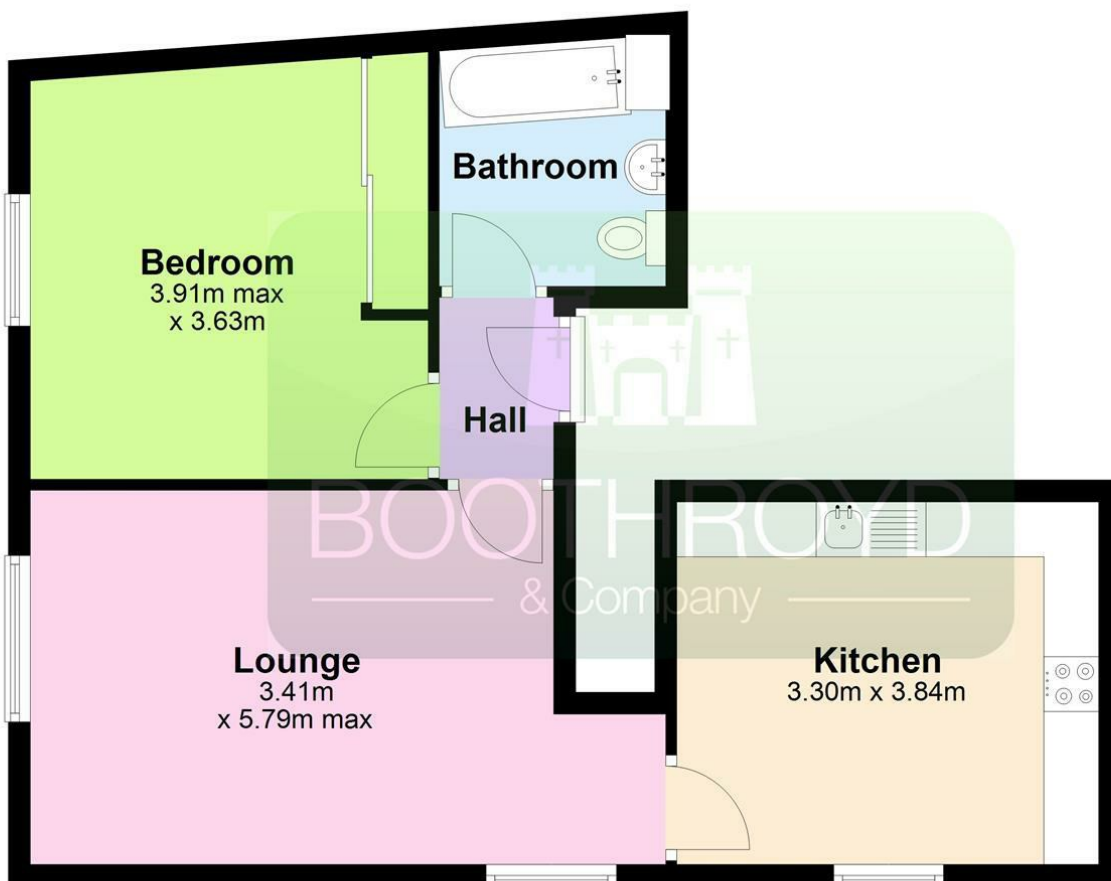
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Top Floor Flat

Approx. 51.4 sq. metres



Total area: approx. 51.4 sq. metres