

Abbey End, Kenilworth, Warwickshire. CV8 1QH

£149,950

- Second Floor Town Centre Apartment
- Open Plan Lounge And High Gloss Kitchen
- Electric Heating And Double Glazing
- Refitted Shower Room
- Offered With No Onward Chain
- EPC Rating E - 49
- One Double Bedroom
- Far Reaching Views From The Lounge

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Abbey End, Kenilworth – One Bedroom Apartment in the Heart of Town

Located in the very centre of Kenilworth, this second-floor apartment offers an ideal opportunity for those seeking everything on the doorstep. Situated in Abbey End, the property is surrounded by an excellent selection of independent shops, pubs, cafés and restaurants, making it perfect for enjoying the vibrant town lifestyle.

The apartment enjoys far-reaching views from both the lounge and kitchen. Inside, the accommodation comprises an open-plan lounge with a fitted kitchen including integrated appliances, a refitted shower room, and a double bedroom. Further benefits include modern electric heating, double glazing throughout, and the added advantage of no onward chain.

The standout feature of this property is undoubtedly its superb location, placing you right in the heart of Kenilworth's thriving community.



Council Tax Band: A



Communal Hallway

Secure access and stairs to the second floor apartment.

Hallway

Having a double storage cupboard and doors to:

Lounge Area

The room benefits from windows with panoramic views, an electric heater, laminate flooring, and an open-plan layout leading to the kitchen.

Fitted Kitchen

Featuring high-gloss wall and base units, with the base units topped by a granite-effect counter and an inset stainless steel sink positioned beneath a side window. Integrated appliances include a built-in oven, hob, and extractor, as well as an under-counter fridge and washing machine. There is also a peninsula with a breakfast bar, along with tiled flooring and splashbacks.

Bedroom

Window to the side and electric heater.

Shower Room

The bathroom includes a corner shower cubicle with an electric shower, a vanity wash hand basin and a concealed-cistern WC. It also features a tiled floor and splashbacks, a frosted window and a heated towel rail.

Leasehold Information

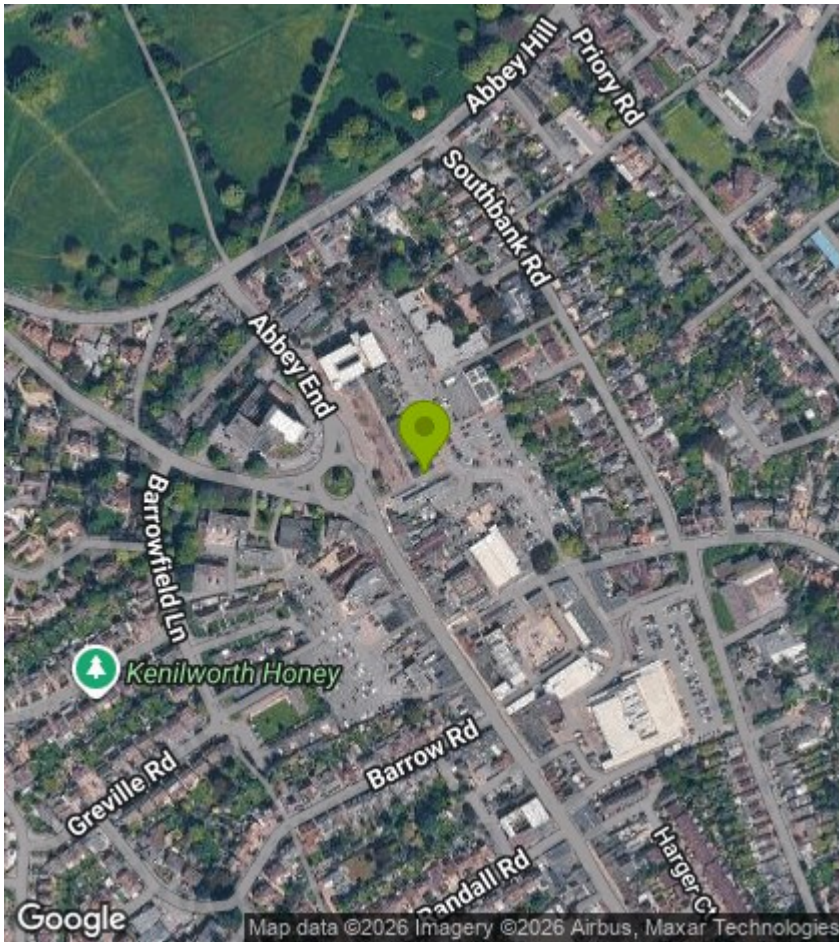
The property is leasehold with an unexpired term of 132 years. The annual management charge is £1,656.

Services

All mains services are connected with the exception of gas.

Fixtures & Fittings

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



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Top Floor Flat

Approx. 41.6 sq. metres



Total area: approx. 41.6 sq. metres