



## Payne House, Warwick Road, Kenilworth

Offers Over £350,000

- Three Bedroom, 2nd Floor Luxury Apartment
- Open Plan Living/Dining Kitchen
- Main Bedroom with Wardrobes /Ensuite And Balcony
- Four Piece Bathroom
- No Onward Chain
- Reception Hall with Utility Cupboard
- Energy Rating B - 86
- Two Further Bedrooms
- Allocated Parking For Two Cars
- Warwick District Council Tax Band D



# Payne House, Warwick Road

This contemporary apartment on Warwick Road in the heart of Kenilworth is a perfect option for those seeking comfort and convenience. With a large kitchen/living area filled with natural light, the apartment creates an ideal atmosphere for relaxation and entertaining. Benefitting from three spacious bedrooms, one en-suite, modern bathroom and two allocated parking spaces.

Notable features include two lovely balconies, perfect for enjoying a morning coffee or an evening unwind. The apartment is well-suited for a lock-up-and-leave lifestyle or for busy professionals. Conveniently located near local amenities, shops, and transport links, a fantastic opportunity for anyone looking for a stylish home in Kenilworth. Don't miss your chance to make it yours!



Council Tax Band: D



## Approach

Into an attractive hallway with a security intercom system for visitor access. An easy tread staircase rises to the second-floor landing.

## Reception Hall

The entrance features a black composite front door leading into the central hallway, which includes two radiators and Karndean flooring. There's a utility storage area equipped with plumbing for an automatic washing machine, along with a storage cupboard and an additional cupboard that houses the electric isolation. A door leads to

## Open Plan Kitchen Living

This beautifully designed kitchen features a range of modern grey high-gloss base and wall units, complemented by 150mm quarry work surfaces and matching upstands along with a hob splashback. It includes an undermounted one-and-a-half bowl stainless steel sink equipped with a chrome Quooker boiling water tap. There's also a convenient breakfast peninsula. The kitchen comes with integrated appliances, such as an AEG eye-level fan-assisted oven and grill paired with an AEG microwave combi above. It is fitted with a four-ring AEG induction hob, topped with an illuminated stainless steel extractor hood. Additional features include a dishwasher and a cupboard that cleverly conceals the Alpha combination boiler, which provides hot water and central heating. The space is completed with Karndean flooring, a double-glazed window at the front, an extractor fan, and LED downlighters, creating a bright and inviting atmosphere.

## Living Area

With twin bi-folding doors onto the large balcony looking into the courtyard, Karndean flooring, LED down lighters, twin wall-mounted tv sockets and power points and two radiators, dining area with space for a large breakfast or dining table, radiator, full height windows to front.

## Rear Balcony

Spacious balcony with composite decking and glazed balustrades, outside courtesy lighting and a power point.

## Double Bedroom One

With twin aspect bi folding doors onto the private balcony, radiator, LED down lighters and frosted sliding wardrobes with hanging and shelving. A door leads into the;

## Ensuite

The bathroom features a white suite that includes an oversized shower with a thermostatic control, a close-coupled WC, and a half pedestal wash hand basin. It is equipped with a heated chrome towel rail and fully tiled walls and floor. Additional amenities include a shaver point, LED downlighters, and an opaque window on the side.

## Front Corner Balcony

From the main bedroom with composite decking and glazed balustrades.

## Double Bedroom Two

With a floor-to-ceiling window to the front, a glass-fronted sliding wardrobe with hanging and shelf, LED down lighters and a wall-mounted aerial and power point, radiator.

## Bedroom Three/ Office

With a window to rear, Karndean flooring, radiator, built-in office desk, can stay if required, LED downlighters, radiator.

## Bathroom

The bathroom features a four-piece white suite, including a panelled bath, a half pedestal wash hand basin, and a close-coupled WC. The floor and walls are fully tiled, and there is a radiator along with a heated chrome towel rail and a shaver point. Additionally, there is a large walk-in shower enclosure with a bi-folding shower screen, a mains-fed thermostatically controlled shower with chrome attachments, and LED downlighters.

## Courtyard

The communal courtyard garden has well stocked borders and provides a tranquil, sheltered space at the rear of the development

## Parking

At the rear of the development is secure parking for two vehicle with rising security bollards at the entrance.

## Outside Store

There is a communal store for bikes and tools.

## Tenure

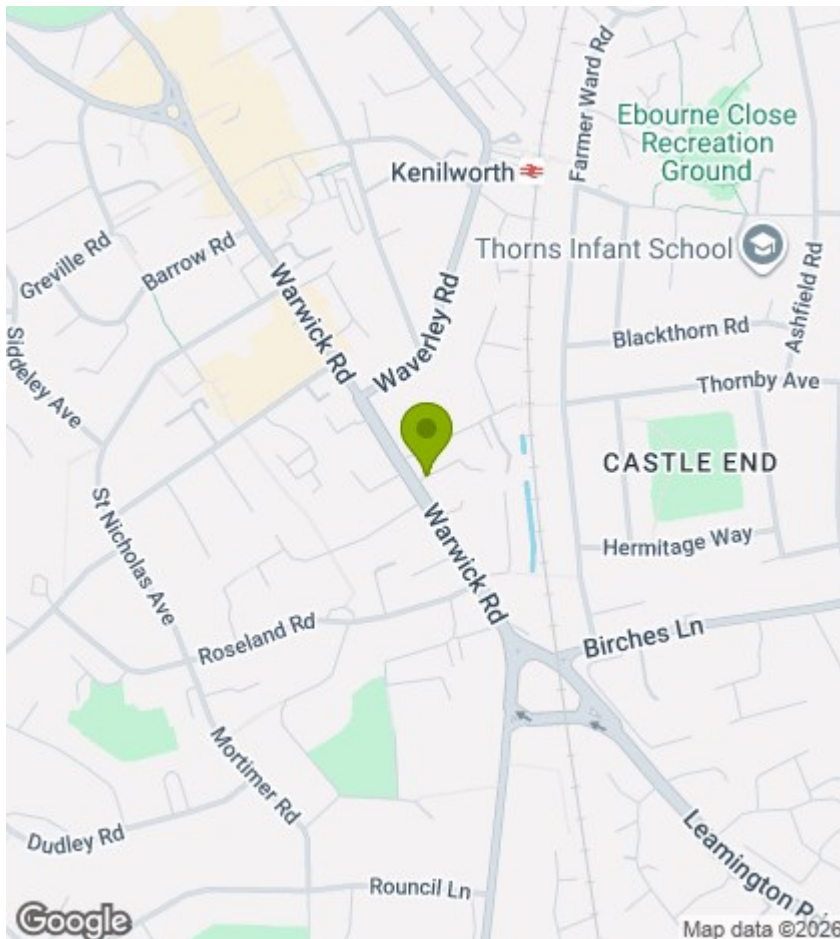
The property is leasehold and held on a 150-year lease from the 1st January 2018. The ground rent is £300 per annum, and the service charge for the last 12 months was £1425.00, which was more than the previous year of £880.00 due to added roof maintenance works.

## Services

All mains services are connected

## 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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



LOCATION  
Payne House

DETAILS  
Total area: 102.51 m<sup>2</sup>  
1103.4 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estaticum accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estaticum is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estaticum.

0.0 0.5 1.0 1.5 2.0 2.5m  
1:70

▼ TOTAL AREA: 102.51 m<sup>2</sup>

