



59 Eboune Close, Kenilworth, CV8 2QL

Asking Price £150,000

- Ground Floor Maisonette
- No Service Charge or Ground Rent Fees
- Allocated Parking Bay
- Brand New Kitchen
- Cul-De-Sac Location
- One Double Bedroom
- EPC Rating C
- Night Storage Heating
- Council Tax Band A
- Vacant Possession

59 Ebourne Close, Kenilworth CV8 2QL

A one-bedroom ground-floor maisonette within walking distance of Kenilworth Town Centre and Station. It has a share of the freehold, and there is no service charge or ground rent to pay. With its own private access, the property is double-glazed and has night storage heating. The accommodation comprises a porch, lounge, brand new kitchen with new hob and cooker, washing machine and fridge freezer, airing cupboard, fully tiled bathroom and a double bedroom with a useful storage area. Allocated parking space.



Council Tax Band: A



THE PROPERTY

A well appointed end of chain one bedroom ground floor maisonette. With a double-glazed entrance door into the vestibule hallway. The lounge has a wall-mounted fire and storage heater. Doors lead into the bedroom with a Louvre wardrobe and a window to the rear. From the inner lobby, you access the brand new fitted kitchen with a new electric hob and cooker, space for a washing machine and space for a fridge/freezer, tiled floor and the tiled bathroom. Outside is an allocated parking bay and a front and side lawn. The property will benefit from an extended lease upon completion of the sale and there is no service charge or ground rent to pay.

PORCH

Accessed via a Georgian style double glazed door with tiled flooring, coat hanging and door into

LOUNGE

16'2" x 9'3"

Georgian style double glazed window to the fore, night storage heater, electric wall mounted fire. Artex to ceiling and all doors off to

BRAND NEW KITCHEN

10'0" x 5'8"

A brand new kitchen recently fitted, Georgian-style double-glazed window to the fore, continuation of the tiled flooring. Tiling to splashbacks. brand new Electric hob and oven, space for an upright fridge freezer, and a space for a washing machine.

INNER LOBBY

With airing cupboard, tiled flooring and doors off to

BEDROOM

10'8" x 11'9"

Georgian style double glazed window to the rear, louvre fronted wardrobe and a wall mounted convector heater.

BATHROOM

Fitted with a white suite that comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Tiling to full height and to the floor, Georgian style double glazed window to the side.

OUTSIDE

There is a formal lawn to the front that is open plan

ALLOCATED PARKING

There is an allocated parking space behind the property.

TENURE

The eight apartments each hold one share in Eboune Close (56-63) Management Company Ltd, which holds the Freehold for the eight apartments. The property will hold a lease of 125 years upon completion of the sale. There is no ground rent or maintenance charges applicable.

SERVICES

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

39 Mbps

Satellite / Fibre TV Availability

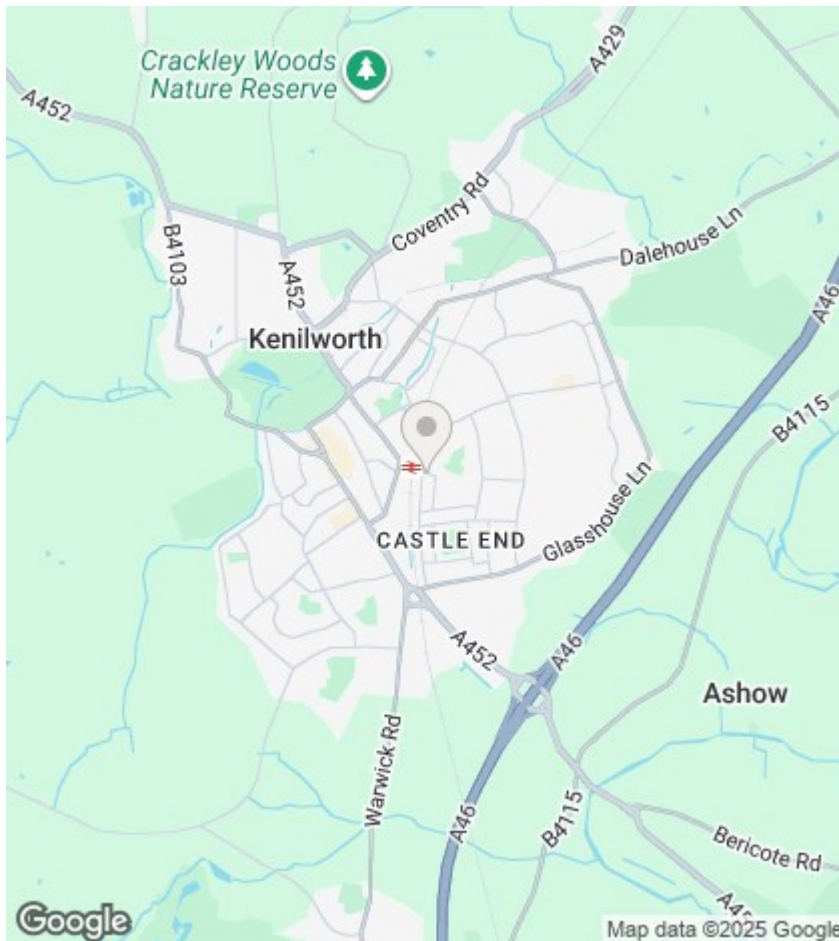
BT

Sky

Virgin

FIXTURES AND FITTINGS

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



Directions

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	69	78
(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

Ground Floor
Approx. 38.8 sq. metres

