



## Field House, Priory Road, Kenilworth

£319,950

- Two Bedroom Second Floor Apartment
- Lift Access
- Long Lease Length
- Energy Rating C
- Double Glazing & Gas Central Heating
- Close To The Town And Railway Station
- Garage
- Attractive Communal Gardens & Garage
- Recently Renovated
- Warwick District Council Tax Band B

# Field House, Kenilworth, CV8 1RA

A sought after second floor purpose built quality re-fitted and renovated two bedroom apartment, in a highly regarded development with the advantage of its own garage and situated in a block of 16 quality apartments. This delightful second floor apartment overlooks St Nicholas school playing fields and is situated within walking distance of the Town Centre with its full range of facilities and amenities, yet close to the Abbey Fields, Kenilworth Castle, The Old High Street and the Railway Station. The property has full hardwood double glazing, gas central heating. This superb property for those requiring a central location with a garage has the advantage of a lift within the development.

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Council Tax Band: B



## The Property

A sought after second floor purpose built quality two bedroom apartment recently renovated throughout, in a highly regarded development with the advantage of its own garage and situated in a block of 16 quality apartments. This delightful second floor apartment overlooks St Nicholas school playing fields and is situated within walking distance of the Town Centre with its full range of facilities and amenities, yet close to the Abbey Fields, Kenilworth Castle, The Old High Street and the Railway Station. The property has full hardwood double glazing, gas central heating and is offered for sale with immediate vacant possession and no chain. This superb property for those requiring a central location with a garage has the advantage of a lift within the development.

## Approach

The property is approached through a canopy porch with external light, brass name plaque and brass intercom buzzer plate connecting to the subject apartment and glazed doors lead to the

## Communal Hallway

With fitted matting, delivery boxes, carpeted hallways and staircases rising to 2nd floor and passenger lift in addition and timed lighting. A solid front door leads to the

## Reception Hall

With intercom system and door release, built-in cupboard with fitted shelving and lighting, LTV flooring, LED spotlights and doors off to

## Lounge/Dining Room

Two hardwood double glazed windows overlooking St Nicholas school playing fields, radiator, two central ceiling light points, coving, telephone point and t.v point and square arch to

## Kitchen

Fitted with flat panel soft close base and wall units with fitted drawers, straight edge work surfaces and matching upstands with one and a half bowl single drainer composite sink unit, integrated four ring gas hob with illuminated cooker filter above, double oven housing unit with built-in electric fan oven and grill with cupboards above and beneath, double glazed windows overlooking the playing fields, integrated automatic washer/dryer, vinyl floor covering, wall mounted Worcester combination gas fired central heating boiler, integrated fridge/freezer.

## Bedroom One

Hardwood double glazed window to side, radiator, central ceiling light, space for double wardrobe cupboard and chest of drawers,

## Bedroom Two

With a range of part mirrored wardrobe cupboard with hanging rail and shelf, office space with LED spotlights above, radiator, hardwood double glazed window to side, central ceiling light.

## Shower Room

With full height ceramic tile splashback, cabinet low level WC and wash hand basin with storage cupboard below and illuminated mirror above, heated towel rail, walk in shower with glass screen panel and dual shower attachments with extractor and LED spotlights.

## Outside

To the front of the property set behind a brick boundary wall with matching brick pillars is a tarmac car parking forecourt for resident's use, surrounding the property there are attractive communal gardens, laid out and well maintained with mature planting and providing year round interest and colour. To the side of the property approached over a further communal tarmac driveway there is access to the garages.

## Brick Garage

With metal up and over door to front, power and light connected with number 15 identifying the garage.

## Tenure

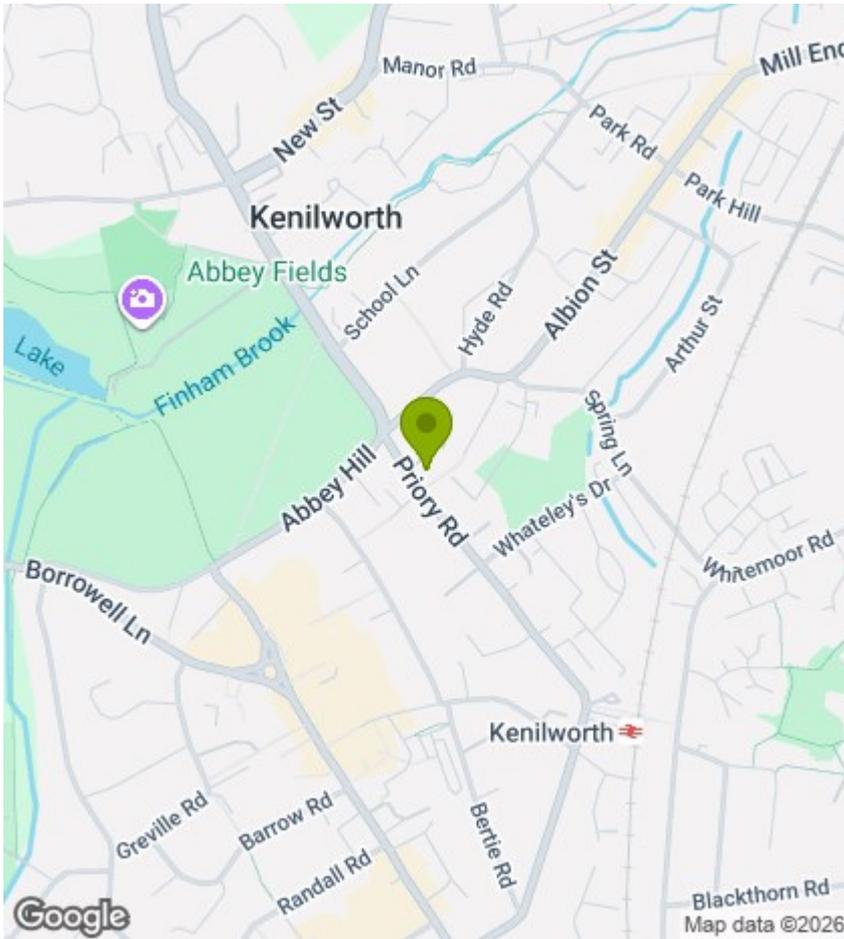
The property is currently managed by Marston Property Management LTD with an annual service charge of £1,490 per annum. The property is held on a renewed lease of approximately 146 years, this will be verified by the vendors solicitor.

## Leasehold Information

The property is currently managed by Marston Property Management LTD with an annual service charge of £1,490 per annum. The property is held on a renewed lease of approximately 146 years, this will be verified by the vendors solicitor. Peppercorn Ground Rent is payable to Abbey Flats Management Limited.

## Fixtures and Fittings

All fixtures and fittings 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.

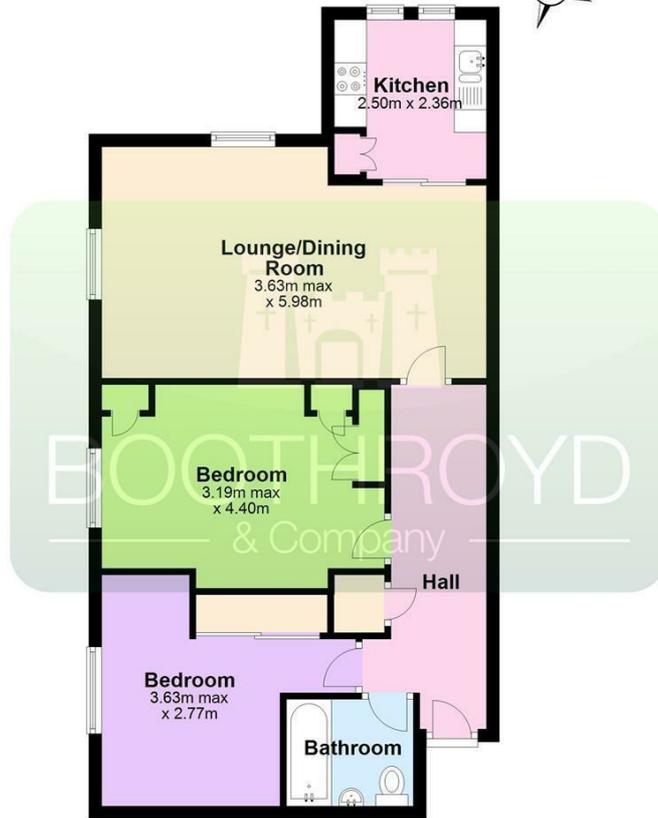
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	81
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Second Floor Flat

Approx. 65.2 sq. metres



Total area: approx. 65.2 sq. metres