BOOTHROYD
& Company

Clinton Lane, Kenilworth

Offers In The Region Of £299,950

- First Floor Apartment
- Three Double Bedrooms
- Living/Dining Room
- Modern Bathroom & Separate Cloakroom W.C
- No Onward Chain
- Lovely Countryside Views
- Energy Rating C - 77
- Re-Fitted Kitchen
- Two Garages
- Warwick District Council Tax Band D

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

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Clinton Lane, Kenilworth, CV8 1AZ

A superb first-floor, spacious three-bedroom apartment, close to Kenilworth Castle, with magnificent west-facing views across open countryside to the rear, requiring internal inspection.
This fully double-glazed and gas centrally heated apartment offers spacious and well-planned accommodation. An internal inspection is essential to fully appreciate the space on offer.
The property comprises: entrance reception hallway, spacious living/dining room, refitted kitchen, refitted bathroom, separate cloakroom, and three good-sized double bedrooms. There is also a lovely balcony with attractive views, two garages en bloc, and ample off-road parking.
Viewing is highly recommended. The property is offered for sale with no onward chain.

3 1 1 C - 77 Council Tax Band: D

Approach
Through a communal entrance door with intercom and trade button to a first-floor landing, an oak door with spyhole leads into the apartment.

Reception Hall
With a radiator and shelf over, ceiling light, and a useful built-in double storage cupboard with fitted shelving, also housing the electric isolation unit, with a further cupboard above. Doorway to the

Inner Hall
With twin ceiling lights, opaque doors with matching windows on either side leading into the living room, and a door to the airing cupboard housing the Worcester Bosch combination boiler, which services the hot water and central heating. Door to the

Cloakroom W.c
Fitted with a refitted two-piece white suite comprising a high-level WC and a vanity wash hand basin with chrome mixer tap and cupboard below, with splashback. Vinyl flooring, opaque window to the side, and ceiling light.

Refitted Kitchen
Comprehensively refitted with a range of matching grey high-gloss fronted base and wall units, complemented by marble-effect square-edged work surfaces. One-and-a-half bowl stainless steel sink with chrome mixer tap. Integrated appliances include a Zanussi under-counter fan-assisted oven and grill, with a four-ring Zanussi induction hob, stainless steel splashback, and illuminated stainless steel and glazed extractor hood. Further integrated appliances include a fridge freezer, slimline Bosch dishwasher, and Candy washing machine.
Useful storage cupboard, wood laminate flooring, and double-glazed window and door overlooking the balcony. Door to the

Living/Dining Room
A spacious through room with a dining area, having a window to the rear, ceiling light, and coving, opening into the

Living Area
With a door onto the balcony, radiator, and large picture window with fabulous views across open countryside. TV point, ceiling light, and coving, with a door leading back to the reception hallway

Double Bedroom One
With a window to the front, radiator, ceiling light, and coving, along with built-in double wardrobes providing hanging space and a low-level shelf, with matching cupboards above.

Double Bedroom Two
With a window to the front, ceiling light, and coving, along with built-in double wardrobes providing hanging space and a shelf below, with a matching cupboard above.

Bedroom Three/Study
With a window to the rear offering fabulous views, ceiling light, radiator, and a range of bespoke built-in bookshelves spanning one entire wall.

Bathroom
Fitted with a refitted two-piece white suite comprising a panelled bath with Mira mains-fed shower over, and a vanity wash hand basin with chrome mixer tap and two drawers below. Vinyl flooring, opaque window to the front, LED ceiling light, LED vanity mirror, and heated chrome towel rail.

Balcony
Rear balcony, ideal for summer seating, offering expansive west-facing views over open countryside, with wrought iron railings.

Two Garages
The property is served by two single garages en bloc, both being leasehold. One garage is registered to the flat, while the other, located at the bottom of the driveway, is held under a separate title number.

Tenure
The property is leasehold, held on a 945-year lease from 1962. Each flat owns a share of the freehold and is responsible for property management, with a share in Kenilcourt (Kenilworth) Limited.

The service charge is £327 per month (£3,924 per annum), which includes the upkeep and repair of the external fabric of the building, maintenance of communal areas including gardens, grounds, and stairwells, buildings insurance, external window cleaning, and internal cleaning of communal areas.

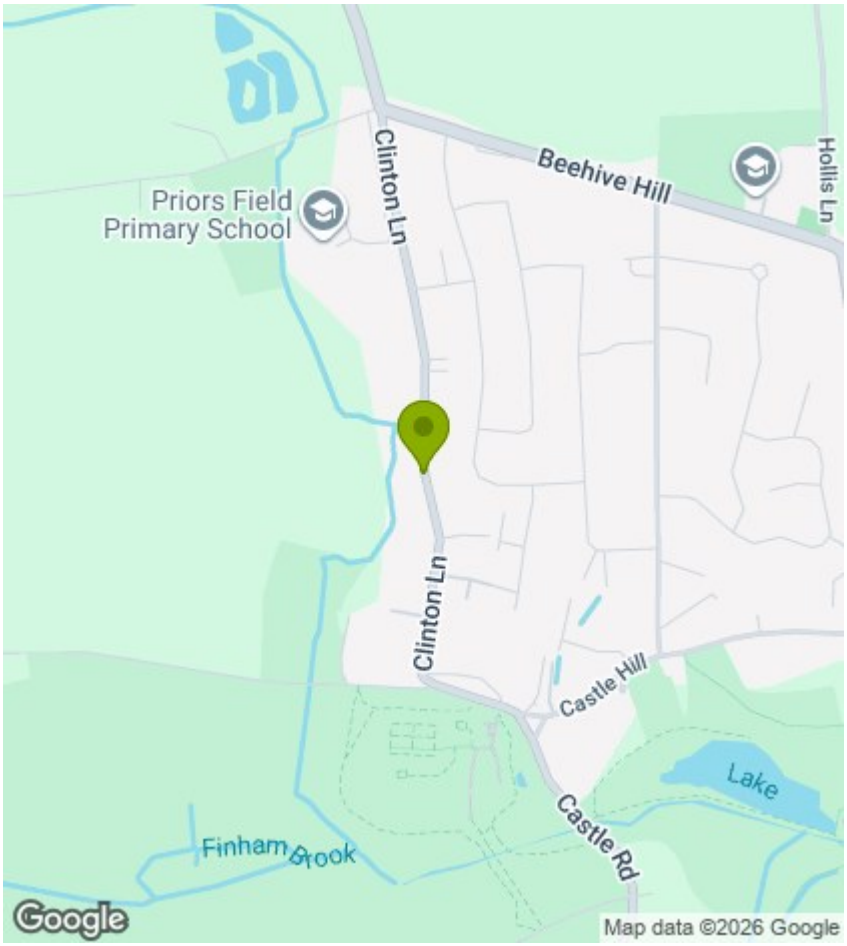
Please note that pets and subletting are not permitted.

Services
All mains services are connected;
EE
Vodafone
Three
O2
Broadband

Basic
13 Mbps
Superfast
72 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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

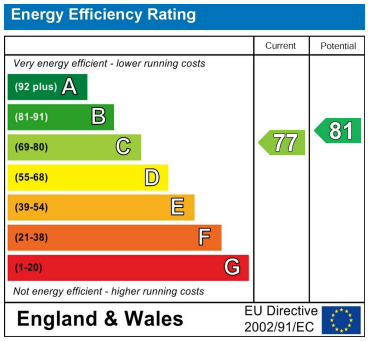


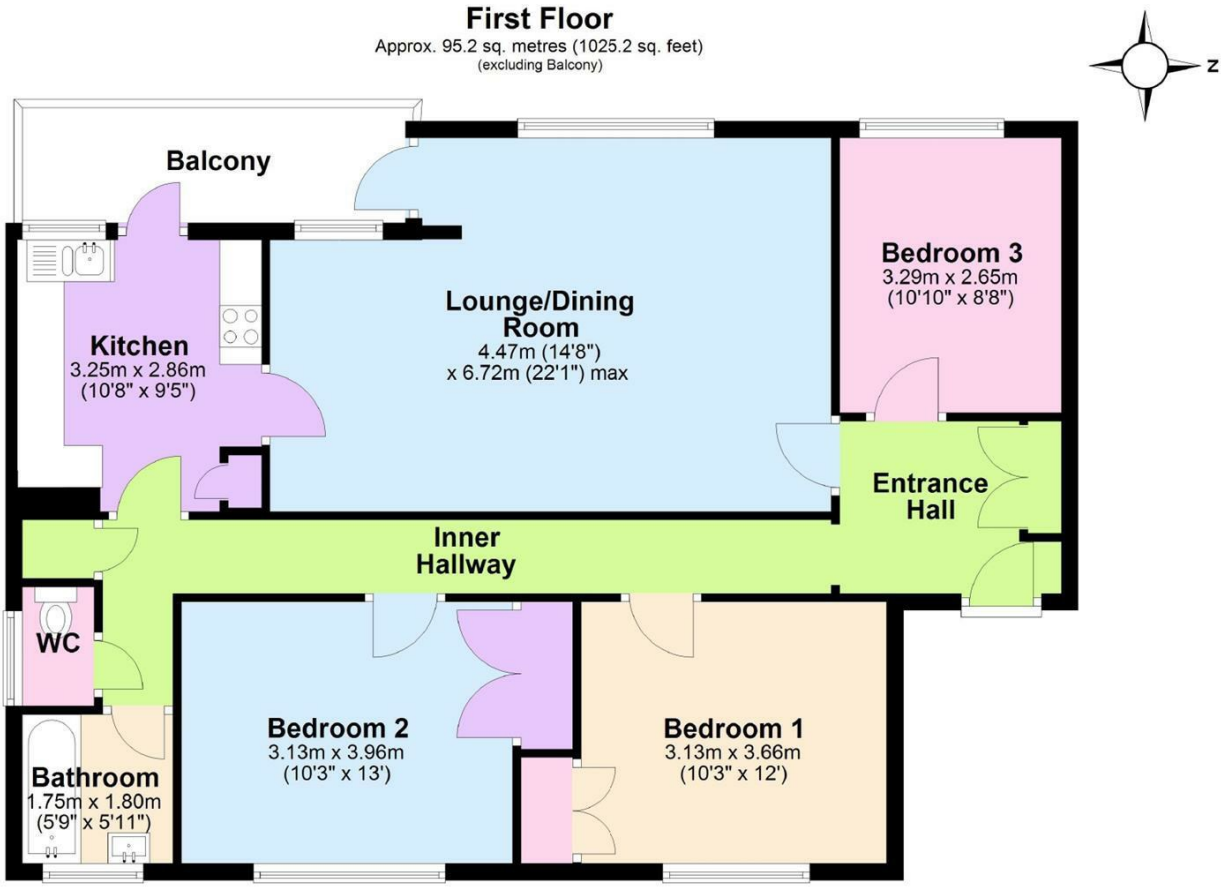
Viewings

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

EPC Rating:

C





Total area: approx. 95.2 sq. metres (1025.2 sq. feet)

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