



## School Lane, Kenilworth

Offers In The Region Of £146,950

- One Bedroom Purpose Built 1st Floor Apartment
- L Shaped Reception Hall
- Open Plan Living/Dining Room
- Double Bedroom With Fitted Wardrobes
- Allocated Parking- No Onward chain
- Communal Secure Entrance
- Energy Rating C - 76
- Open Plan Fitted Kitchen With Integrated Appliances
- Three Piece Bathroom with Shower Over
- Warwick District Council Tax Band A

# School Lane, Kenilworth, CV8 2GW

This attractive first-floor apartment, featuring a 999-year lease and an exceptionally low service charge of just £50 per calendar month, represents a fantastic opportunity for buyers. Situated in a purpose-built block with a secure entrance leading to a welcoming communal reception area, the apartment offers a freshly redecorated and deceptively spacious layout.

Upon entering through the front door, you'll find an L-shaped hall that leads to a comfortable double bedroom with built-in wardrobes. The open-plan living/dining area boasts a fully fitted kitchen equipped with modern appliances, while the white bathroom includes an over-bath shower.

The apartment is further enhanced by gas central heating, PVCu double glazing, and access to a communal low-maintenance garden. Complete with a designated parking space, this property is ideal not only as a buy-to-let investment with a projected rental income of £895 per calendar month but also as a charming home for first-time buyers. Located in the highly sought-after residential area of Old Kenilworth, it's just a short walk away from the town centre, Abbey Fields, and the historic Kenilworth Castle.



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C - 76

Council Tax Band: A



## Approach

Security entry system with a large double-glazed front door featuring opaque glazing. This leads into a spacious, carpeted communal hallway with stairs to the first floor. Additional features include timed lighting, a delivery letterbox, and a contemporary-style front door with a brushed steel handle and spy hole, leading into

## Reception Hall

L-shaped reception hall equipped with a smoke alarm, coat hooks, entry telephone receiver with door release, wall-mounted electric isolation unit, ceiling light, and a digital temperature control clock for the central heating.

## Open Plan Living/Dining Room

With double-glazed windows, a radiator, a range of LED downlights, a TV point, and an opening to the

## Kitchen Area

The kitchen is fully equipped with a range of beech fronted base and wall units, fitted drawers, and rounded edge work surfaces. It includes an integrated washing machine, a four-ring gas hob with an electric oven below, and a single drainer stainless steel sink unit. There are ceramic tiled splashbacks, an integrated fridge, and space for an under-counter freezer. A cupboard conceals the Worcester Bosch combination boiler that services both hot water and central heating. Additionally, there is a double-glazed window on the side and vinyl flooring.

## Double Bedroom

The double-glazed window overlooks the communal grounds and features a radiator, a built-in double wardrobe with hanging space and a shelf, as well as a ceiling light.

## Bathroom

With a three-piece white suite that includes a low-level W.C., a pedestal wash hand basin, and a panelled bath with a shower over and a fitted shower screen. The room features ceramic tiling, a double-glazed window to the side, a wall-mounted mirror, a heated chrome towel rail, an extractor fan, and vinyl flooring.

## Outside

The property includes a designated parking space at the rear, enclosed by a retaining wall.

## Tenure

The property is leasehold. and is held on a 999-year lease from 1 November 2007.

## Services

All mains services are connected;  
Mobile coverage

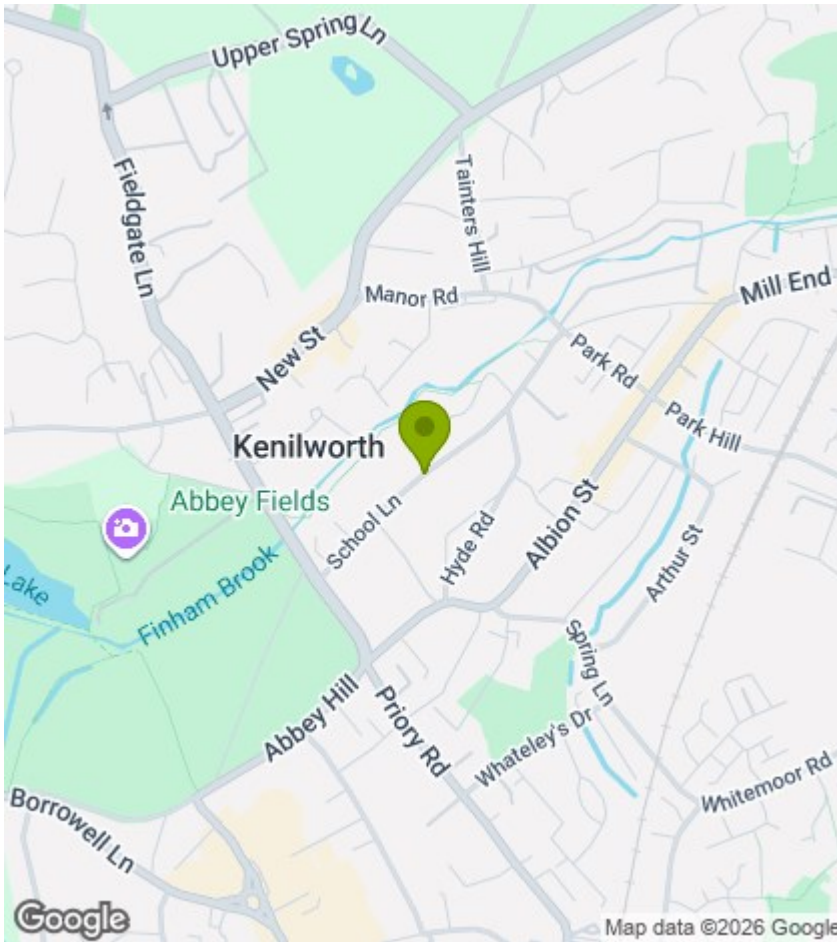
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
15 Mbps  
Superfast  
184 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## 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:

C

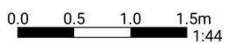
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DETAILS  
Total area: 38.73 m<sup>2</sup>  
416.88 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. Estateam accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estateam is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estateam.



### ▼ Ground Floor TOTAL AREA: 38.73 m<sup>2</sup>

