



## Kenilworth Hall, Bridge Street

£175,000

- Two Bedroom Ground Floor Apartment
- An Extended Lease
- Building Security Entry System
- EPC Rating - E
- South Facing Living/Dining Room
- Bathroom and En-Suite Shower Room
- Adjacent To Old Town And The Abbey Fields
- Single Allocated Parking Space
- No Chain Involved
- Warwickshire County Council Tax Band - C

# Kenilworth Hall, Kenilworth, CV8 1BQ

A superbly located ground-floor two-bedroom apartment in Old Kenilworth, adjacent to the Abbey Fields. The accommodation offers: Security entry system and designated car parking space; attractive bamboo flooring throughout, hall with doors leading off; attractively presented living room, quality equipped kitchen with integrated appliances. Two well proportioned bedrooms, one with en suite shower room and a further bathroom. Having the benefit of an extended lease this apartment is found in Old Kenilworth, close to the Abbey Fields, Finham Brook, the Abbey Ponds, the swimming pool, old High Street and Kenilworth Castle. Just around the corner is Warwickshire's oldest pub, the Virgins and Castle, established in 1563. Across the road is a medieval church and the remains of a 12th century abbey. It is a 10-minute walk through the beautiful Abbey Fields, past the Abbey Ponds with its water-birds, to Kenilworth Castle. There are many pubs, cafes and restaurants in walking distance. Excellent public transport with the bus-stops very close on Bridge St; more bus-routes a few minutes walk further up; and the railway station about 10 minutes walk. With confirmation from the management company that all windows at the property will be addressed as part of ongoing improvements. A combination of repairs and full replacements will be carried out, with several windows being upgraded to brand new installations. This represents a significant enhancement, offering added peace of mind and improved energy efficiency for prospective buyers. No chain involved.



Council Tax Band: C



## APPROACH

Approached over a paved pathway, with step up to a communal hardwood glazed entrance door.

## COMMUNAL ENTRANCE HALL

Entrance hall with secure intercom enclosed lobby

## RECEPTION HALL

4.57 x .99 (15'0" x 3'3")

With wood strip bamboo flooring, coving, central light, wall mounted thermostatically controlled radiator with timer and built-in thermostat.

## LIVING ROOM

4.27 x 4.29 (14'0" x 14'1")

Windows to side and front with white wood slat blinds, range of open shelves with lockable storage cupboard beneath, central and wall lights, wall mounted thermostatically controlled radiator with time control settings, archway leads into the

## FULLY EQUIPPED KITCHEN

2.49 x 2.49 (8'2" x 8'2")

Quality fitted with high gloss base and wall units with brushed steel handles, ceramic tiled splash backs, rounded edge work surfaces with one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated four ring brushed steel hob with single electric fan oven and grill beneath, illuminated cooker filter above, tall fridge/freezer, central light, integrated dishwasher and washer dryer, remote controlled kick board electric heater, microwave, window to front with wood slat blind and door to tank cupboard with factory insulated lagged copper cylinder with fitted immersion heater on dual connections

## BEDROOM ONE

2.87 x 2.69 (9'5" x 8'10")

Rear double glazed window with white wood slat blind and lined curtains, energy efficient electric panel radiator heater with thermostat and timers, centre light, door to

## ENSUITE SHOWER ROOM

1.80 x 1.45 (5'11" x 4'9")

Full ceramic tiling to floor and walls, corner quadrant shower with glazed shower door, Triton T80 electric shower, vanity wash hand basin with cupboards and drawers beneath, low level w.c., mirror bathroom cabinet, central light fitting, extractor fan, electric heated towel rail/radiator, double glazed window with privacy glazing and white wood slat blind.

## BEDROOM TWO

3.10 x 3.38 (10'2" x 11'1")

Two double glazed rear windows with privacy glazing and white wood slat blinds and lined curtains, energy efficient electric panel radiator with thermostat and timers, central

light, two double door wardrobe cupboards with lockable storage above.

## BATHROOM TWO

1.73 x 1.91 (5'8" x 6'3")

Fully tiled with polished floor tiles, white wall tiles with decorative tiling, low level w.c., illuminated mirror bathroom cabinet, ceiling light, panelled bath with mixer tap and Triton T80 electric shower over with shower rail and curtain, extractor fan, lockable storage cupboard

## OUTSIDE

To the front of the apartment is a designated car parking space allocated to flat 24. There are communal areas which are maintained by the management company but for the use of residents.

## TENURE

The property is held on a 210-year lease, leaving approximately 170 years remaining. It is managed by Olive Leaf Management, The ground rent is nil, and the maintenance charge is approximately £3,516 per year which includes all costs for maintenance and upkeep of the buildings and communal areas and insurance protection for any internal damage caused by external factors.

## SERVICES

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

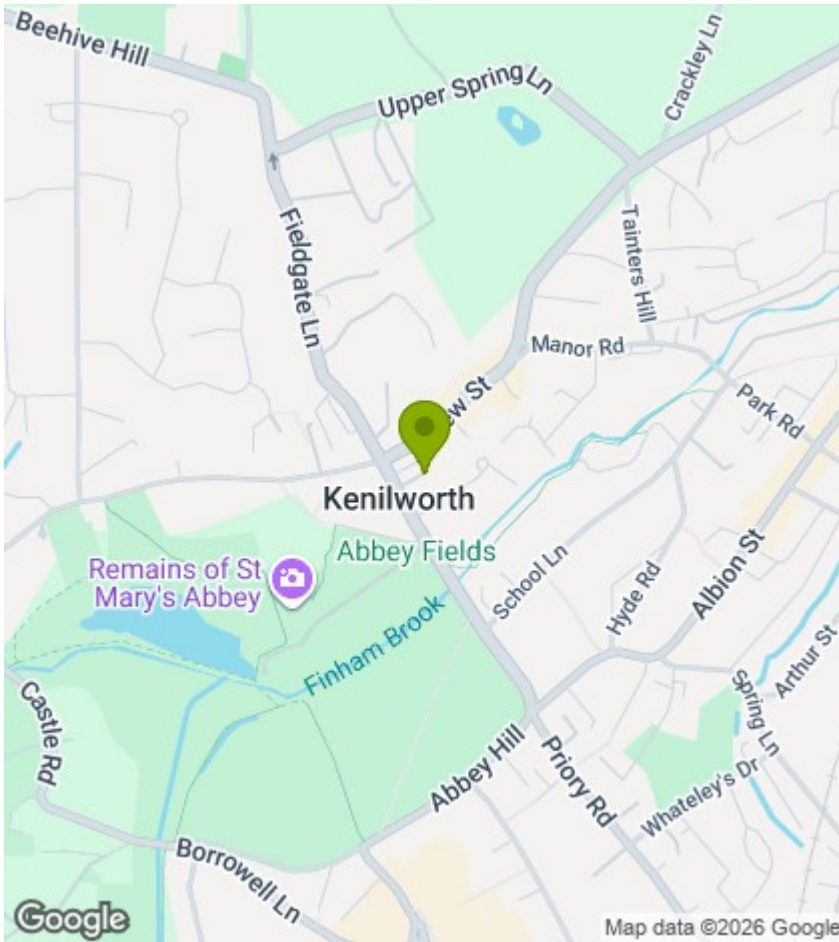
BT

Sky

Virgin

## FIXTURES AND FITTINGS

All fittings and fixtures as mentioned in our sales particulars are included.

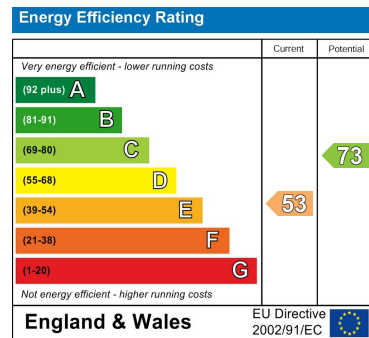


### Viewings

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

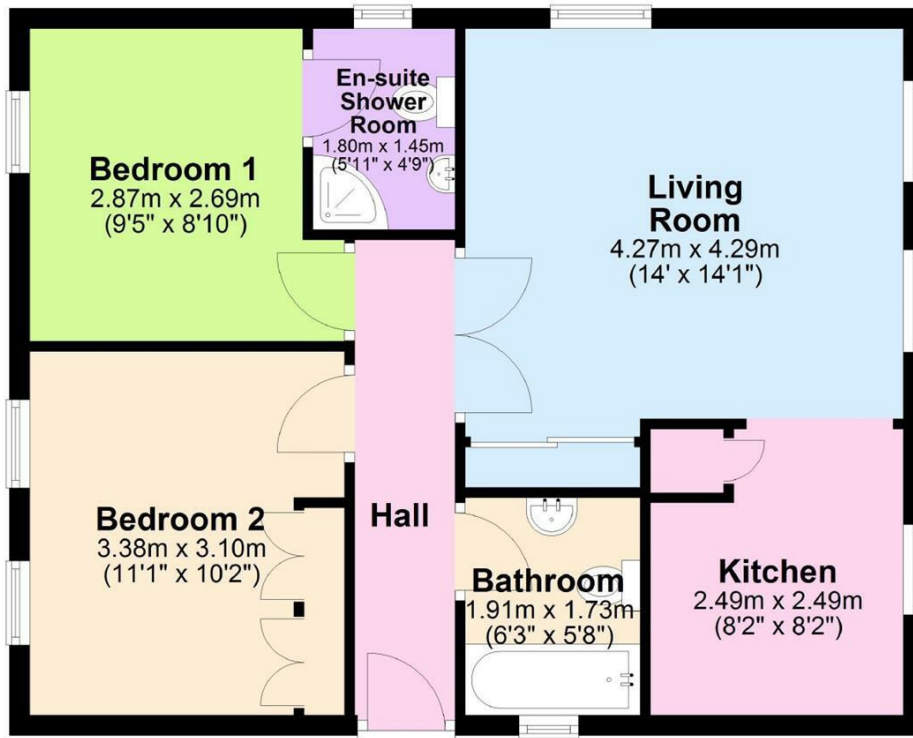
### EPC Rating:

E



### Ground Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



Total area: approx. 56.1 sq. metres (603.6 sq. feet)