



Alexandra Court, Kenilworth

Offers Over £155,000

- 1 Bedroom Purpose Built 1st Floor Apartment
- Communal Entrance Hall
- Living/Dining Room
- Good Size Double Bedroom
- Electric Heating, Double Glazing & Balcony
- No Onward Chain
- Energy Rating C - 75
- Fitted Kitchen
- Modern Shower Room
- Warwick District Council Tax Band B

Alexandra Court, Kenilworth, CV8 1SB

This well-maintained first-floor apartment is attractively presented and located within walking distance of Kenilworth town centre, which offers a full range of facilities and amenities. It is conveniently situated near the railway station for Kenilworth, making it an ideal choice for first-time buyers, retirees, or investors. The apartment features an entrance hall with a private front door leading to an entrance lobby. The lounge includes a front balcony and a dining area, while the well-equipped kitchen comes with an integrated oven, hob, and extractor fan. There is also a lobby with a built-in airing cupboard, a double bedroom, and a fully fitted shower. Additionally, the apartment offers useful roof space storage with a fitted loft ladder and a designated parking space. The property is offered for sale with no onward chain and the benefit of a peppercorn ground rent.

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Council Tax Band: B



Approach

Access to the allocated parking space is via a block-paved driveway leading to a communal UPVC front door for numbers 5 and 7. There are stairs with a ceiling light and a window at the front that lead to the entrance door.

Living/Dining Room

With double-glazed sliding UPVC patio doors leading to the front balcony, two wall lights, an ElecNight storage heater plus an additional boost convection heater, wood laminate flooring, and a TV point, opening to the

Dining Area

Featuring a double-glazed window, wood laminate flooring, a fitted desk or breakfast bar, a worktop with space for a tumble dryer below, and two wall lights, this area opens to the

Refitted Kitchen

The kitchen features a variety of matching white high-gloss base and wall units, complemented by wood grain effect rounded edge work surfaces. The splashback is adorned with brick bond style ceramic tiles. It includes a single drainer stainless steel sink with a chrome mixer tap, an integrated under-counter fan-assisted oven and grill, and a four-ring electric hob with a concealed illuminated extractor hood above. Additionally, there is an integrated fridge freezer, space and plumbing for a washing machine, and a double-glazed window overlooking the rear.

Inner Lobby

With the door to the airing cupboard housing the replacement pressurized hot water cylinder, there is slatted shelving and a timer control clock, as well as a wall-mounted electric isolation unit compliant with the 18th edition.

Double Bedroom

Featuring a double-glazed window at the front, a wall-mounted electric storage heater, open wardrobes along one wall with hanging space and ample shelving, wood laminate flooring, and a TV point.

Refitted Shower Room

The bathroom features a three-piece white suite that includes a low-level enclosed WC with a storage cupboard to the side. It also has a large walk-in shower enclosure with a fixed glazed shower screen, a mains-fed temperature control shower with matching attachments, grab rails, and easy-to-clean splashbacks. Additionally, there is a vanity wash hand basin with a

chrome mixer tap and a cupboard below. The room is enhanced by an LED mirror, ceramic tiling on the floor and walls, a heated chrome towel rail, an extractor fan, and an LED ceiling light. An opaque double-glazed window provides natural light to the rear.

Front

At the front of the property, there is a useful storage cupboard and allocated parking for one car.

Tenure

The property is currently on a lease for 99 years, starting from January 1, 1989. The owner is in the process of extending this lease to 990 years from the same date, and this should be finalised in time for any new purchaser to benefit from it. The freehold is owned by Priory Road Kenilworth Ltd, and the subject property holds an 18th share of the freehold. The monthly service charge is £60, which covers building insurance, exterior painting and repairs, as well as the maintenance of the communal gardens.

Services

The property is equipped with water and electricity, but it does not have a gas supply.

Mobile coverage

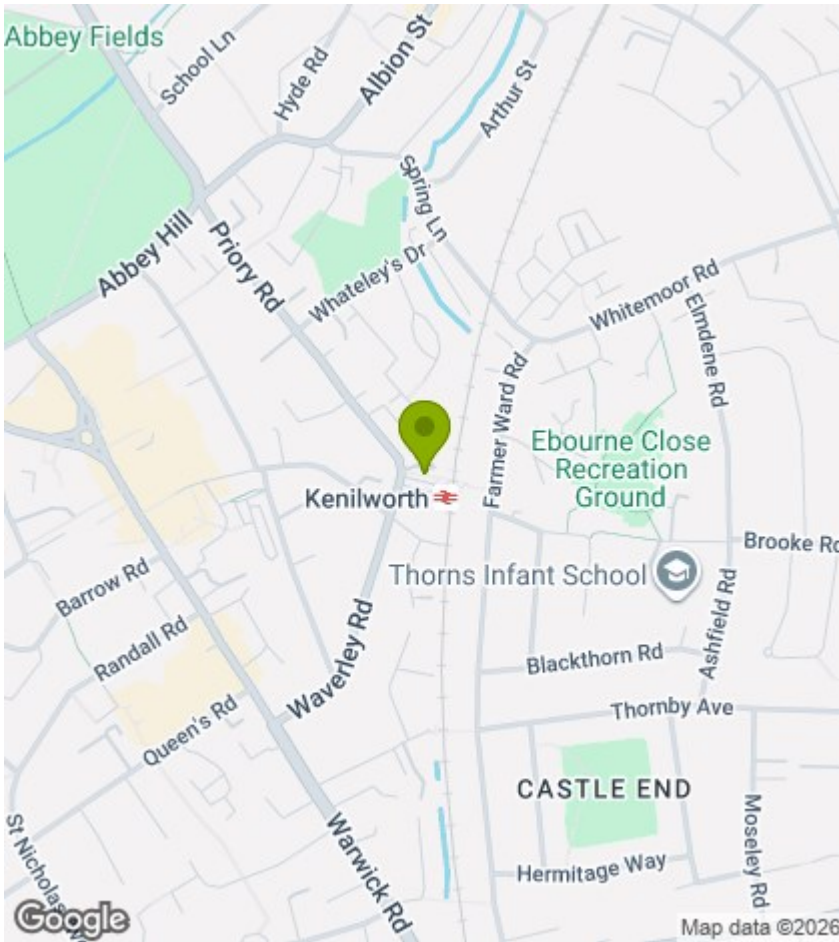
EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
145 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.

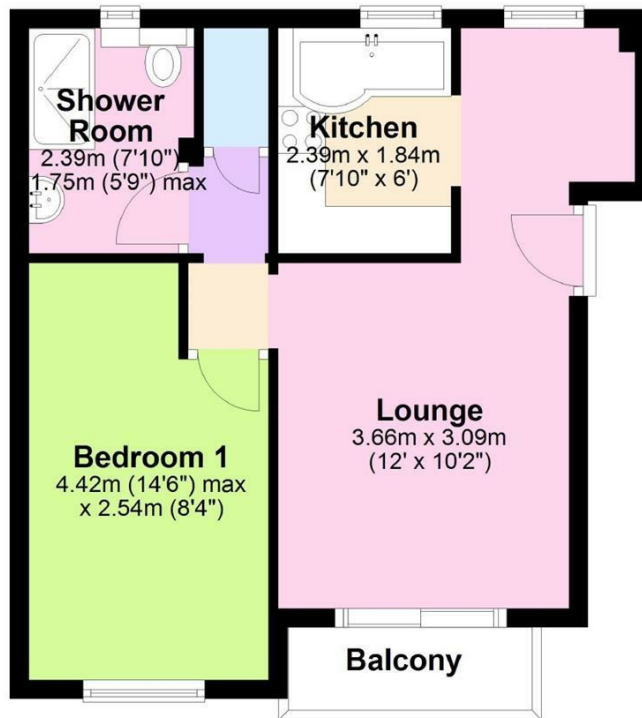
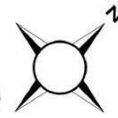
EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 79 |
| (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 | |

Top Floor

Approx. 38.3 sq. metres (412.3 sq. feet)
(excluding Balcony)



Total area: approx. 38.3 sq. metres (412.3 sq. feet)