



Kempton Drive, Warwick

£195,000

- Two Bedroom Ground Floor Apartment
- Fully Fitted Kitchen
- Spacious Living Room
- EPC Rating - D
- No Onward Chain
- Located For Easy Access To Both Leamington & Warwick Town Centre
- Brand New Integrated White Goods
- Electric Heating & Double Glazing
- Allocated Parking Space with Extra Visitor Space
- Warwick County Council Tax Band - C

Kempton Drive, Warwick, CV34 5FT

A well-appointed and spacious ground floor apartment located in the Portobello Riverside Development with green spaces surround, a short walk from both Royal Leamington Spa & Warwick Town Centers, St. Nicholas Park and other local amenities, benefiting from allocated parking for one vehicle and additional shared visitors space, electric heating and double glazing throughout. The property comprises: an communal security entrance hallway, spacious living room, modern fitted kitchen with integrated appliances including brand new fridge/freezer, dishwasher and brand new washer/dryer, double master bedroom with built in wardrobes, second bedroom and a three piece bathroom. The property is on a 125-year lease that began in 2007, leaving approximately 105 years remaining. It is managed by HML, The ground rent is £250 per year, and the maintenance charge is approximately £2,564 per year which includes the building insurance, general cleaning of communal areas, window cleaning and garden maintenance.



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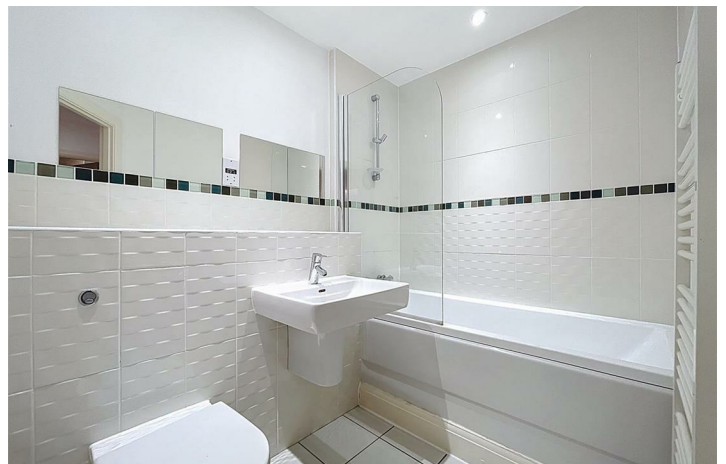


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D - 65

Council Tax Band: C



Approach

Over a graveled communal fore garden with stone path

Communal Entrance Hall

Through a glazed communal security front door with intercom system into a communal hallway with secure individual postboxes and access to the front door of the apartment.

Vestibule

With central ceiling light and private entrance door to apartment

Reception Hallway

Led spotlights, carpet, wall panel electric radiator, mains smoke alarm with useful storage cupboard housing the water tank with slatted shelving with doors off to

Living Room

Spacious carpeted living room with window to the fore with curtain rail and curtains, two central ceiling lights, intercom system, electric wall panel radiator, tv point and access to

Fitted Kitchen

With oak affect flat panel base and wall units with pelmet lighting over rollover worktop, Led spotlights, ceramic tiled flooring, electric panel radiator. Benefitting NEW integrated fridge/freezer, NEW washer and dryer, slimline Hotpoint dishwasher and single electric fan and oven with induction hob and extractor above with inset stainless steel sink unit with chrome mixer tap and drainer.

Bedroom One

Large double with dual aspect windows with blackout blinds, built in storage cupboard with hanging rail and shelving, carpeted, wall panel electric radiator.

Bedroom Two

Electrical panel radiator, central ceiling light, carpeted and window to the side.

Bathroom

Three Piece suite with low level WC with concealed cistern, wall hung wash hand basin with chrome mixer tap, shaver point and mirror wall, heated towel rail. Mains fed shower over paneled bath with extractor above and full height ceramic tiling splashback.

Allocated Parking

One allocated space with additional shared visitor space.

Outside

Set within greenspaces surround with the river Avon running through providing an idyllic position for walks into either Warwick or Leamington Town centers, Communal bin store and parking.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

330 Mbps

Satellite / Fibre TV Availability

BT

Sky

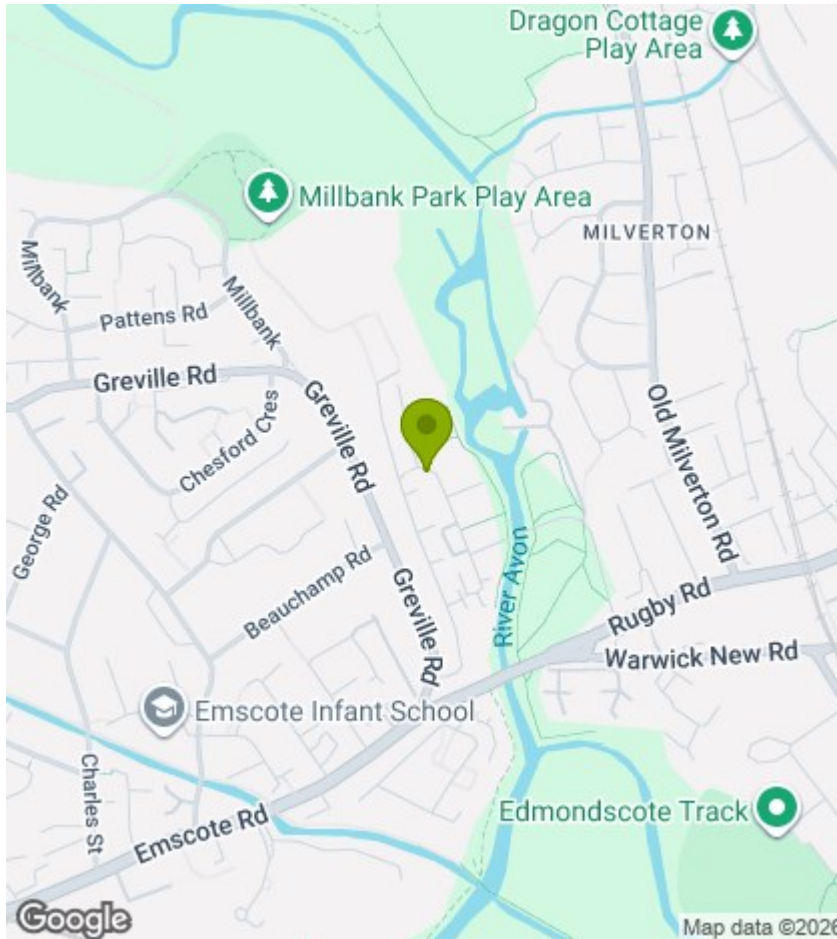
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Tenure

The property is on a 125-year lease that began in 2007, leaving approximately 105 years remaining. It is managed by HML, The ground rent is £250 per year, and the maintenance charge is approximately £2,564 per year which includes the building insurance, general cleaning of communal areas, window cleaning and garden maintenance.

Connected Interest

The seller of this property is a connected party to the selling agents Boothroyd and Company.



Viewings

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

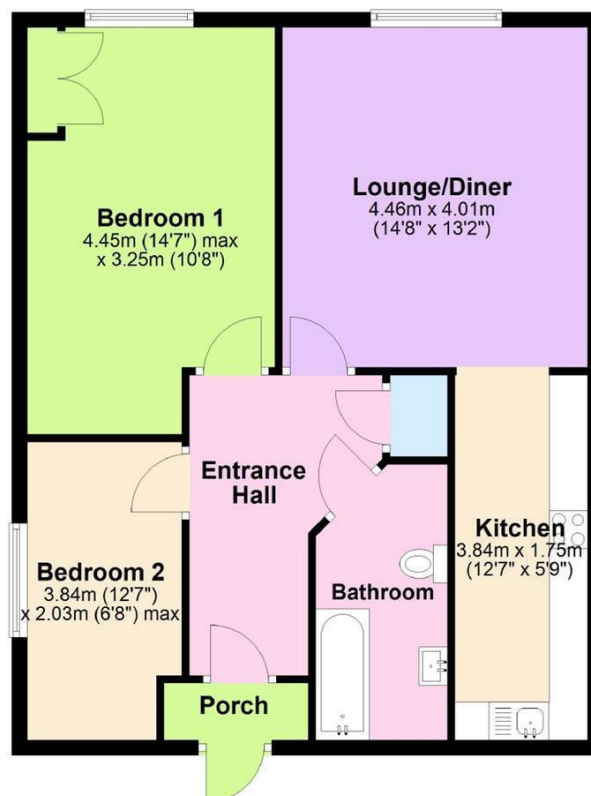
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)