



Park Road, Kenilworth

£115,000

- One Bedroom First Floor Apartment
- En Suite Bathroom With Shower
- Close To Kenilworth Town Centre
- Long Remaining Lease Of 960 Years
- Offered With No Onward Chain
- One Double Bedroom
- EPC Rating F -31
- Fully Fitted High Gloss Kitchen
- Garage En Bloc
- Warwick District Council Tax Band A

Park Road, Kenilworth, CV8 2GF

A well-presented one-bedroom first floor apartment, ideally situated on Park Road and within easy reach of Kenilworth Town Centre. Offered for sale with no onward chain, this property represents an excellent first-time purchase or investment opportunity.

The accommodation comprises a bright and airy open-plan living space, with a lounge flowing seamlessly into a contemporary high-gloss white kitchen fitted with a range of integrated appliances. The double bedroom benefits from built-in wardrobes and is served by an en-suite bathroom, complete with a shower. Externally, the property enjoys well-maintained communal gardens, along with a driveway leading to a garage located en bloc. Further benefits include a long lease with approximately 960 years remaining, providing peace of mind for prospective buyers.



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F - 31

Council Tax Band: A



ENTRANCE

External private stairs to top balcony landing with composite front door leading into:

LOUNGE

4.17 x 3.02 (13'8" x 9'11")

Having windows with plantation shutters and a electric wall heater. Opening into the kitchen and a doorway into the bedroom

OPEN PLAN KITCHEN

2.61 x 1.55 (8'7" x 5'1")

High-gloss base and wall units with brushed steel handles, complemented by grey brick-effect splashback tiling. Rounded-edge work surfaces incorporate a single-bowl stainless steel sink with mixer tap. Integrated appliances include a four-ring ceramic hob, single electric fan oven with grill, and an automatic washing machine. There is a recess for a fridge/freezer, with a microwave oven positioned above. A double-glazed window with colonial shutters provides natural light, and the room is finished with wood laminate flooring. The kitchen is comprehensively fitted with a range of appliances

EN SUITE BATHROOM

Panelled bath with mixer tap and handheld shower attachment, with a further Triton electric shower over and adjustable shower head. Circular shower rail with curtain, low-level WC, and pedestal wash hand basin. Ceramic tiling to splashback areas, with full tiling surrounding the bath and shower area. Electric towel rail, wood laminate flooring, and two double-glazed windows with privacy glazing. Circular mirror and glazed shelf complete the room

BEDROOM

3.89 x 2.39 (12'9" x 7'10")

Matching neutral carpeting, double divan bed with storage beneath, twin two drawer bedside cabinets with matching six drawer chest, feature wall, electric radiator, three door sliding built-in wardrobes with central mirror door, hanging rails, storage and fitted shelving, black out roller blind and voile curtains.

OUTSIDE

The property is approached over a steep steel staircase to a top landing with front door leading into the

apartment and with delightful views over the garden and surrounding aspect with the water tower in the distance.

COMMUNAL GARDEN

There is an attractive communal garden with seating, grass and pathway being well maintained.

PARKING

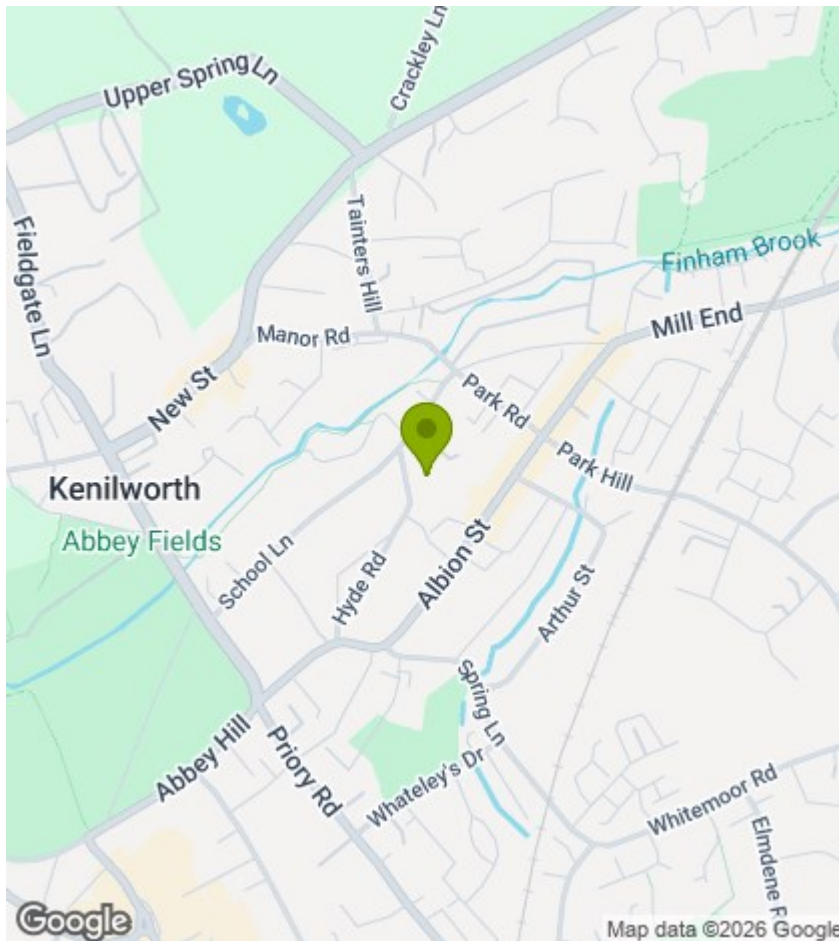
There is a side shared tarmac driveway leading to a car parking area in the bottom right hand corner of the driveway.

GARAGE EN BLOC

At the foot of the driveway is a garage en bloc. It is the furthest right garage of the block with an up and over door.

LEASEHOLD INFORMATION

The property is held on a 999 years from 25th March 1987 and has an unexpired term of 960 years. The maintenance charge is £1160 and the ground rent is £25 per annum.



Viewings

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

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

