



## 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.



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

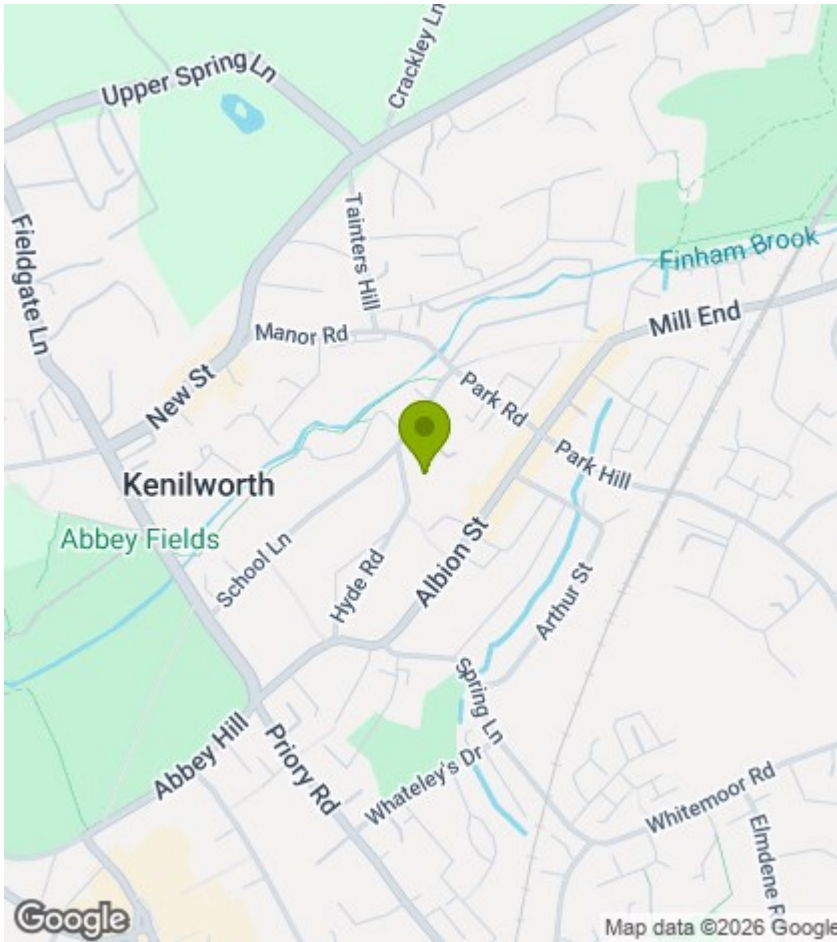
There is a side shared tarmac driveway leading to a car parking area in the bottom right hand corner of the driveway.

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		31	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

