



The Paddocks, The Paddocks, Holmewood Close, Kenilworth CV8 2JE

£199,950

- Ground Floor Garden Apartment
- Generous Lounge Leading Onto Private Paved Patio
- Fitted High Gloss Kitchen With Appliances
- Gas Central Heating System
- Ideally Located For Warwick University & Business Park
- Offered For Sale With No Onward Chain
- EPC Rating D - 64
- Allocated Parking And Additional Visitor Parking
- Two Bedrooms And Attractive Bathroom
- Warwick District Council Tax Band A

The Paddocks, Holmewood Close, Kenilworth, CV8 2JE

A spacious and well-presented ground floor apartment forming part of an attractive period conversion, occupying a desirable corner position at Park Hill and Holmewood Close. Ideally situated for local shops, regular bus services and convenient access to the University, this impressive home offers generous accommodation throughout.

The property is approached via a secure communal entrance hall, leading to a private front door and a welcoming L-shaped reception hall. The spacious living room provides an excellent entertaining space and is enhanced by French doors opening directly onto a private patio garden, a particular feature of the apartment. The modern fitted kitchen is well-equipped with a range of integrated appliances and ample storage.

There are two well-proportioned bedrooms, including a particularly spacious principal bedroom with fitted wardrobes and a useful walk-in storage area. The second bedroom offers flexibility as either a guest bedroom or home office. The contemporary fully tiled bathroom is fitted with a spa bath, separate shower and quality modern sanitary ware.

Further benefits include gas central heating, attractive neutral décor and floor coverings, unallocated parking and the rare advantage of a private patio garden accessed directly from the living room.

Offered for sale with no onward chain, this is a quality apartment that combines period character with modern convenience. Early internal inspection is highly recommended.



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D - 64

Council Tax Band: A



ENTRANCE

Communal external panelled door to entrance vestibule with fitted matting and carpeting, security entrance door to inner hall with flat 4 on the right and one further flat accessed from this inner hallway, hardwood panelled front door entrance to

ENTRANCE HALLWAY

With cream carpeting and fitted matting, radiator with cover and shelving above, built-in storage cupboard with shelving, entry phone receiver and six panelled doors lead off into:

LOUNGE

4.88 x 4.39 (16'0" x 14'5")

With wood laminate flooring, patio door leading to the rear private terrace. radiator and a door to

FITTED KITCHEN

3.12 x 2.67 (10'3" x 8'9")

Fitted with a ceramic tiled floor and a range of high-gloss wall and base units, complemented by rounded-edge work surfaces, ceramic tiled splashbacks, fitted drawers, decorative pelmets and cornicing, together with under-cabinet lighting. The kitchen is equipped with an integrated four-ring electric hob with illuminated extractor canopy above, double electric fan oven and grill, integrated fridge and freezer, automatic dishwasher and fitted washing machine. A breakfast bar provides an ideal space for informal dining, whilst a wall-mounted gas-fired combination boiler serves the central heating and hot water system.

BEDROOM 1

4.01 x 4.01 (13'2" x 13'2")

Having a built in storage space with racked shelving, light and a radiator.

BEDROOM 2

3.66 x 2.16 (12'0" x 7'1")

With a window to the fore and a radiator.

FITTED BATHROOM

3.00 x 1.93 (9'10" x 6'4")

Luxury fitted with ceramic tiled floor, fully tiled walls with white ceramic tiling with bronzed tiled insets, mains fed shower over with shower rail and curtain, matching vanity unit with porcelain wash hand basin and mixer tap, low level w.c., vertical towel rail/radiator, extractor fan, light fitment and matching fittings

OUTSIDE PARKING

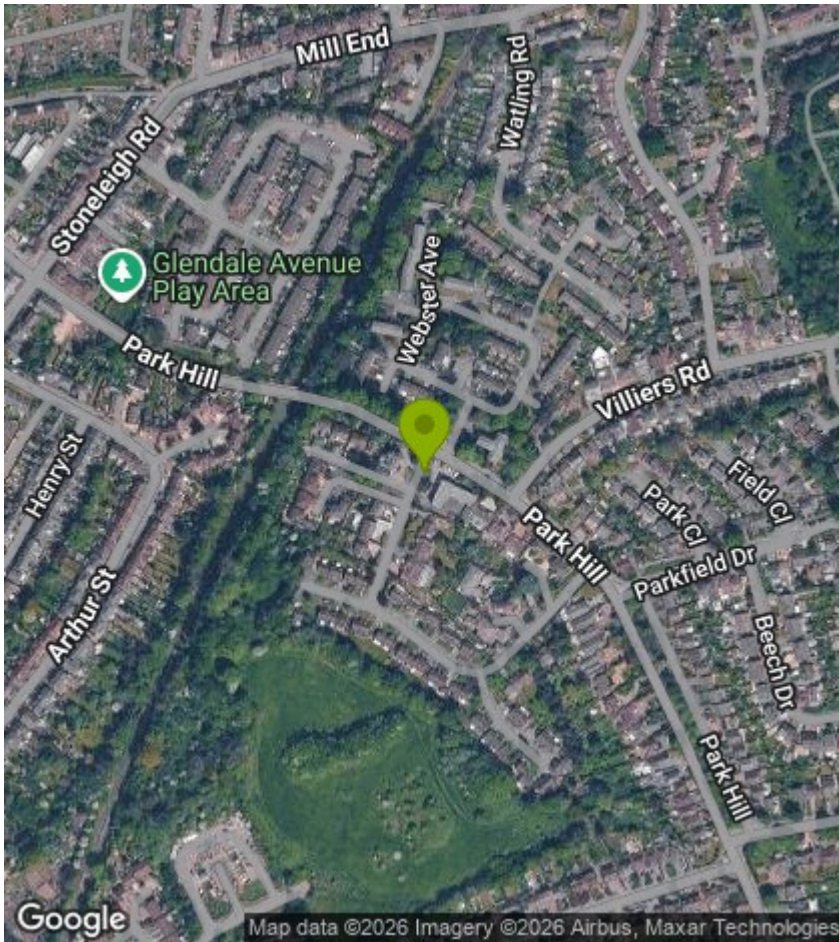
One allocated parking bay plus additional visitor parking available.

PRIVATE PATIO

A particular feature of the apartment is its private outdoor space. Accessed directly from the living room via patio doors, there is a paved balcony terrace with steps descending to the enclosed private patio garden, measuring approximately 28' x 15'10". Designed for ease of maintenance, the garden incorporates attractive riven paving, a gravelled lower seating area and a side pedestrian gate providing independent access.

LEASEHOLD INFORMATION

The proeprty is held on a 999 year lease from 27/05/2019 with an unexpired term of 991 years. The maintenance charge is £120 per month/£1440 per annum.



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 | | | 79 |
| (55-68) D | | 64 | |
| (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. 70.9 sq. metres



Total area: approx. 70.9 sq. metres