BOOTHROYD
& Company

St. Marys Court, Kenilworth

£410,000

- Three Storey End Terrace Town House
- No Onward Chain
- Open Porch, Reception Hall & Cloakroom W.C.
- Dining/Breakfast Kitchen And Separate Living Room
- Bathroom, En-suite, Private Garden
- Gated Development In The Centre Of Town
- Energy Rating C - 77
- En Bloc Garage With Car Charger
- Four Bedrooms Over Two Floors
- Warwick District Council Tax Band E

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St. Marys Court, Kenilworth, CV8 1JH

This modern and attractive end-terraced property spans three floors and offers excellent accommodation in the heart of Kenilworth Town Centre, situated within a gated development. The house features four bedrooms: three double bedrooms and one single bedroom, along with a family bathroom and an en-suite shower room. The living room boasts a walk-in bay window, and the dining kitchen is equipped with an integrated oven, hob, and fridge freezer.

The garden is private and not overlooked, and the property also includes a garage en bloc as well as a parking space in front of the garage. The home is being offered for sale with no chain, and it benefits from full double glazing and a combi gas-fired central heating system.

4 2 2 C - 77 Council Tax Band: E

Approach
Over a paved pathway to a composite front door with frosted double glazed central inset, pitched tiled canopy porch into the

Reception Hall
With wood laminate flooring, ceiling light, coving, radiator. Stairs rise to the first floor, door to the

Cloakroom
With a low level w.c, corner pedestal wash hand basin with tiled splash back, laminate floor, heated chrome towel rail, opaque double glazed window to front, ceiling light, wall mounted 17th edition electric isolation unit.

Living Room
With walk-in double-glazed bay window to front, radiator, coving, ceiling light, radiator, feature composite fireplace setting with marble hearth and gas point, useful under stairs storage area, coving, ceiling light, smoke alarm, door to

Dining Kitchen
Kitchen area comprehensively fitted with a range of matching beech fronted base and wall units with brushed steel handles and marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, four ring Smeg stainless steel gas hob with illuminated stainless steel extractor hood above and Smeg double fan assisted electric oven with grill, space and plumbing for washing machine, space for dishwasher, integrated fridge freezer, ceramic tiling splash back, LED downlighters, double glazed window to rear, cupboard concealing the Worcester Bosch combination boiler servicing the hot water and central heating, peninsular work surfaces with granite effect surfaces, opening to the

Dining Area
With click laminate tiles to floor radiator, double glazed french doors onto the patio, radiator, coving, ceiling light.

First Floor Landing
With matching banister rail and spindles, ceiling light, smoke alarm, useful airing/storage cupboard, door to

Double Bedroom
With double glazed window to rear, radiator, ceiling light, wardrobes with hanging and shelving, with further single cupboard with shelving.

Double Bedroom
With double glazed window to front, ceiling light, radiator, wood laminate flooring.

Bedroom/ Study
With double glazed window to front, radiator, ceiling light, coving.

Second Floor Landing
With matching banister rail and spindles, ceiling light, smoke alarm, access to remaining roof space, double doors to large built in storage cupboard into eaves with hanging rail and shelf over.

Principal Bedroom
With double glazed dormer window to front, radiator, ceiling light, eaves restriction, built-in single wardrobe with hanging and shelf over with further access door to useful eaves storage, door to

Ensuite
With a three piece white suite with low level w.c pedestal wash hand basin with central chrome mixer tap, p shaped bath with central chrome mixer tap and curved shower screen and mains fed shower over with wall hung shower head, porcelain tiling to walls and vinyl floor, heated chrome towel rail, velux window

Rear Garden
Manageable rear garden for ease of maintenance, laid to paving with small lawn area, enclosed by perimeter fencing with side access gate proving access to the front.

Front
To the front of the property is a graveled fore garden with path to the front door, and path across to the

Garage En Bloc
End garage en bloc directly next to the property with metal up and over door to front, power and light connected with block paved driveway directly in front providing parking for 1 car.

Tenure
The property is Freehold. However the en bloc garage is leasehold and held on a 125 year lease from 3rd December 2003. The unexpired term being 102 years and an annual ground rent of £50 applies. The management company is Queens Garden Management Ltd. In addition there is a management charge of £45 per month payable for the upkeep of the common areas within the development.

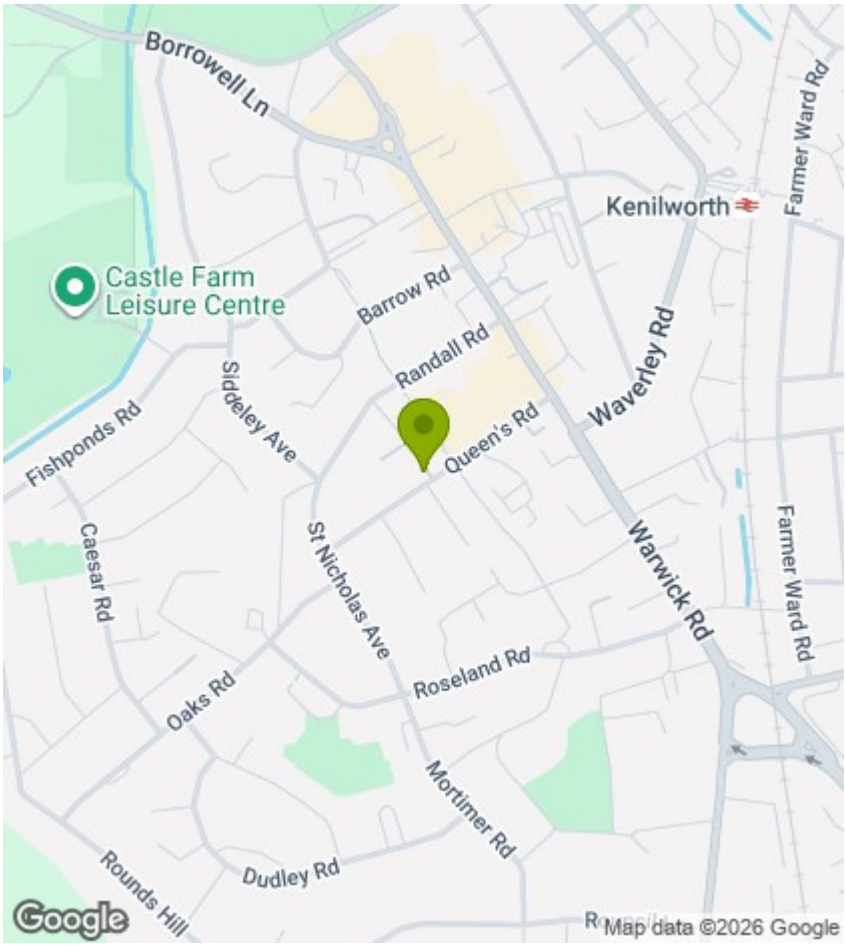
Services
All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
193 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures And Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

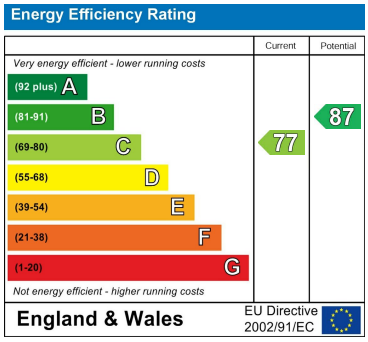


Viewings

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

EPC Rating:

C



BOOTHROYD & Company

LOCATION
St Marys Court

DETAILS
Total area: 103.48 m²
1113.84 sq.ft

The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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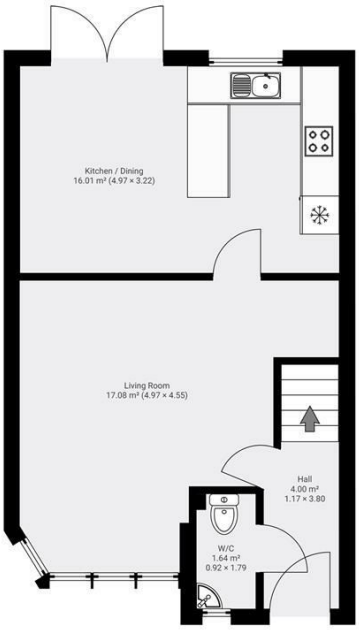
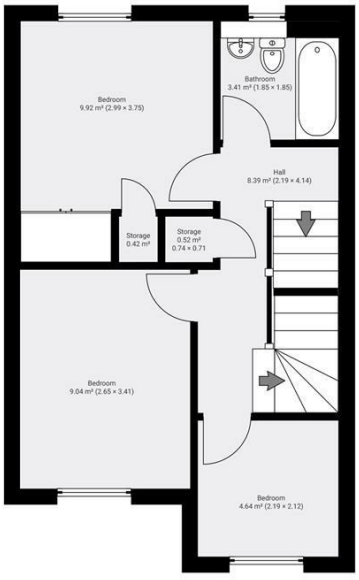
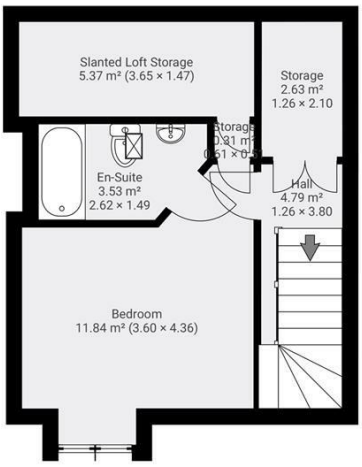
▼ **Ground Floor** TOTAL AREA: 38.73 m²



▼ **1st Floor** TOTAL AREA: 36.32 m²



▼ **2nd Floor** TOTAL AREA: 28.44 m²