BOOTHROYD
& Company

Alpine Court, Kenilworth

Offers In Excess Of £199,950

- Two Bedroom First Floor Apartment
- Re-Fitted Kitchen With Integrated White Goods
- EPC Rating - C
- Generous Room Sizes
- No Chain
- Old Town Location
- Garage En Bloc
- Low Maintenance Charges And Long Lease
- Manicured Grounds
- Warwick County Council Tax Band - B

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

sales@boothroyd.co.uk
www.boothroyd.co.uk

Alpine Court, Kenilworth, CV8 2QB

A well presented two bedroom first floor apartment within this purpose built development adjacent to Oddibourne Allotments with views over towards Kenilworth Town Centre and is ideally situated for ease of access to Warwick University. Offered with no onward chain and the benefit of low maintenance charges and held on a 999 year lease with a garage en bloc. The property has been refitted to create a stylish and well proportioned apartment. There is a communal entrance to private entrance door, hallway with timber panel doors leading off. The accommodation is centrally heated and benefits double glazing and comprises a lounge, re-fitted kitchen with integrated appliances and two well proportioned bedrooms. The bathroom is fully tiled with a shower over the bath. Outside are manicured grounds. Viewing is highly recommended.

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Council Tax Band: B

Communal Entrance
With coir matting and stairs to the first floor landing with private door into the apartment with useful storage cupboard space.

Hallway
With timber fronted wardrobe with hanging rail and shelving, coat rack and central ceiling light with timber doors into

Lounge
Picture window with fabulous views over Old Town rooftops, blinds, radiator, coving to ceiling and two ceiling lights

Re-Fitted Kitchen
Refitted with a comprehensive range of soft close flat panel wall and base units with straight edged topped worksurface over with induction hob and illuminated extractor above, with matching single oven and grill set below. Sink unit with chrome mixer tap, concealed gas fired central heating boiler. Integrated white goods including Bosch washer/dryer, Beko dishwasher and 50/50 fridge freezer. Tiling to splashbacks and a picture double glazed window to the fore.

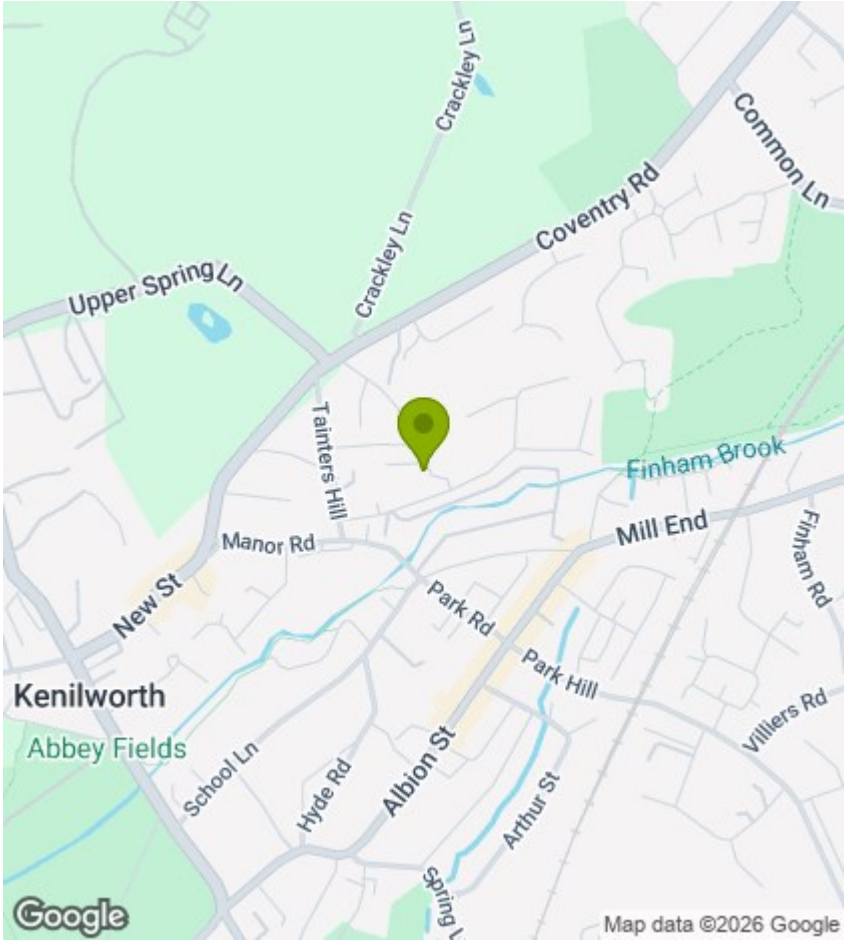
Bathroom
Fitted with a white suite that comprises a panelled bath with electric shower over, concealed cistern w.c, vanity wash hand basin and a close coupled wc. Tiling to splashbacks, cushion flooring, radiator and a opaque double glazed window.

Double Bedroom One
A spacious double bedroom double glazed picture window overlooking views to Old Town with a radiator set beneath.

Double Bedroom Two
Double glazed window to the fore with a radiator beneath and a built in wardrobe with hanging rail and shelving

Single Garage
Measuring 15' 8" x 8' 2" minimum (4.78m x 2.49m) There is a single garage en bloc to the rear with an up and over door.

Leasehold Information
The Lease is 999 years from 1964 with approximately 963 years left. The Service & Maintenance charge is £800.00 per year, payable at £200.00 per quarter to Alpine Court (Kenilworth) Ltd. There is no additional Ground Rent and covered within the monthly service & maintenance is the building insurance.

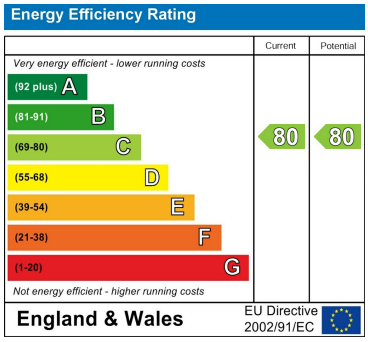


Viewings

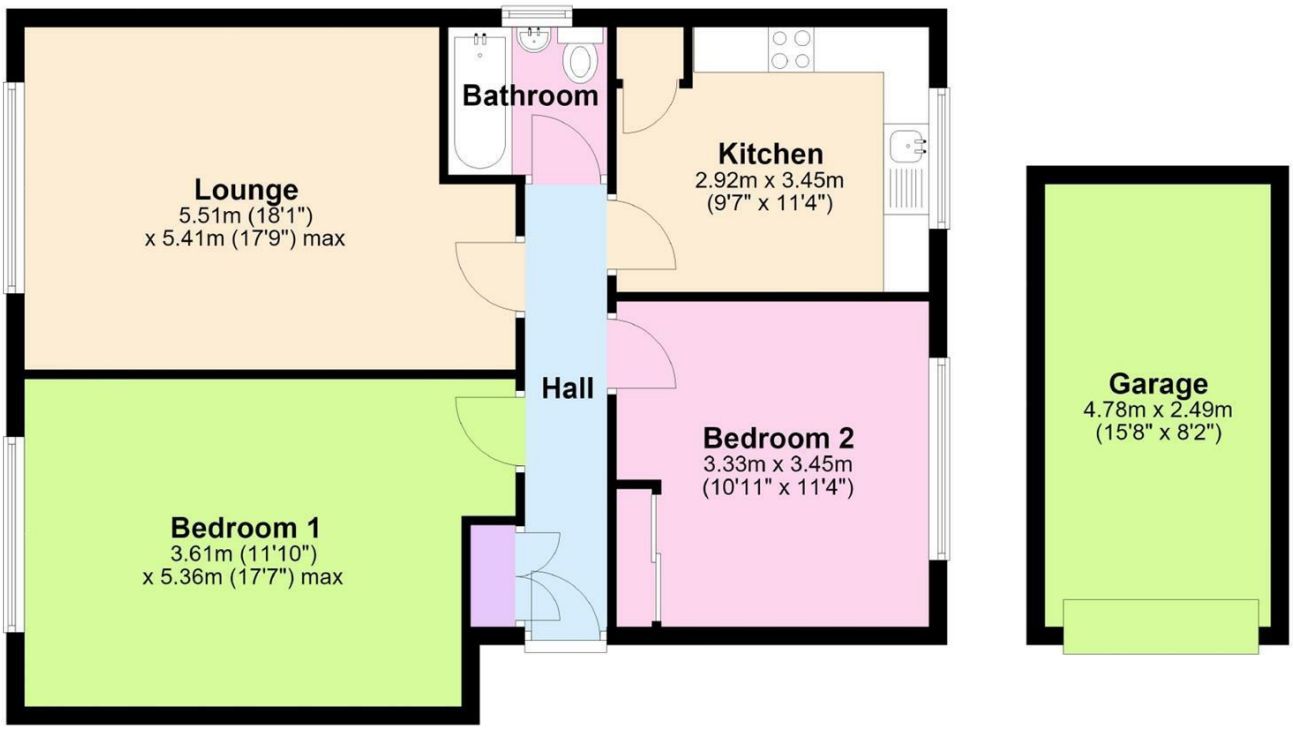
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C



Ground Floor



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