BOOTHROYD
& Company









Laneham Place, Kenilworth

Offers In The Region Of £189,950

- Two Bedroom First Floor Apartment
- Living/Dining Room
- Energy Rating C
- Three Piece Bathroom Room
- Ideal Buy To Let Or First Time Buy Or Downsize
- North East Edge Of Kenilworth
- Fitted Kitchen
- Two Double Bedrooms
- No Onward Chain
- Warwick District Council Tax Band C

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Laneham Place, Kenilworth, CV8 2UN

This modern two-bedroom apartment is located on the first floor, on the outskirts of Kenilworth. It is ideally positioned for easy access to Warwick University, Westwood Business Park, and Coventry City Centre, with excellent connections to the A46.

The property, which is fully double-glazed and gas-centrally-heated, is perfect for first-time buyers, those looking to downsize, or investors, with a projected rental income of £995 per month.

The accommodation includes a communal hall and stairs, a reception hall with a storage cupboard, and a living-dining room featuring an open-plan kitchen.

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Council Tax Band: C







ENTRANCE
Approached over a secure door entry system, panelled door leading into a communal entrance hall, fitted carpet, lighting on a timer, delivery boxes, meter cupboard, banister rails rising to a second floor apartment.

FIRST FLOOR LANDING
With private entrance door with chrome fittings leads into flat 20

RECEPTION HALL
Telephone intercom system, radiator, new Honeywell temperature control clock for central heating built-in storage cupboard with hanging and shelving also housing the new 18th electric isolation unit, with power socket and telephone point.

BEDROOM
3.49 x 2.64 (11'5" x 8'8")
With radiator, double glazed window onto Coventry Road, central ceiling light, range of double power points, panelled door to built in airing/storage cupboard housing the valliant eco tec pro 28 boiler servicing the hot water and central heating.

LOUNGE
4.19 x 4.05 (13'9" x 13'3")
With double glazed window to side, two ceiling lights, feature living flame effect coal electric fire with brass trim and marble composite inset surround and hearth, t.v, radio and satellite points, arch to the

KITCHEN
2.46 x 2.10 (8'1" x 6'11")
Comprehensively fitted with a range of matching wooden faced base and wall units with brushed steel handles, marble effect rounded edge work surfaces, one and a half bowl stainless steel sink with central chrome mixer tap, integrated double built-in Logik electric fan assisted oven and grill, four ring gas hob, matching stainless steel splash back and illuminated extractor hood over, under pelmets lighting, range of recessed ceiling down lighters, integrated washer dryer, large upright fridge/freezer included in the sale, matching up-stand to the work tops, range of double power points, wine rack, vinyl floor covering.

BEDROOM
2.94 x 5.20 (9'8" x 17'1")
A spacious room with two double glazed window with views onto Coventry Road,central ceiling light, range of double power points, telephone point, t.v. aerial point, built-in double wardrobe with hanging rail and shelf above.

BATHROOM
Attractive three piece bathroom suite, panelled bath with twin hand grips, mixer tap with pop-up waste, Triton T80 electric shower over bath with glazed shower screen, full tiling to surround, pedestal wash hand basin, low level w.c., ceramic tiling to half height to walls with decorative border, shaver point, extractor fan, down lighters, radiator and vinyl covering, wall mounted mirror.

OUTSIDE
The property is approached over a private road access to a tarmacadam car parking forecourt to the rear of the building where there is a designated parking space being No 20. There are communally maintained gardens which are mainly laid to lawn with well kept borders for ease of maintenance.

TENURE
The property is held on a 125 year lease from 2008 with approximately 106 remaining. Managed by HML. The Freeholder is Banner Homes Midlands, and payment is collected via Shepard Property Consultants. The ground rent is £300 per annum and maintenance charge of approx £2,200 per annum.

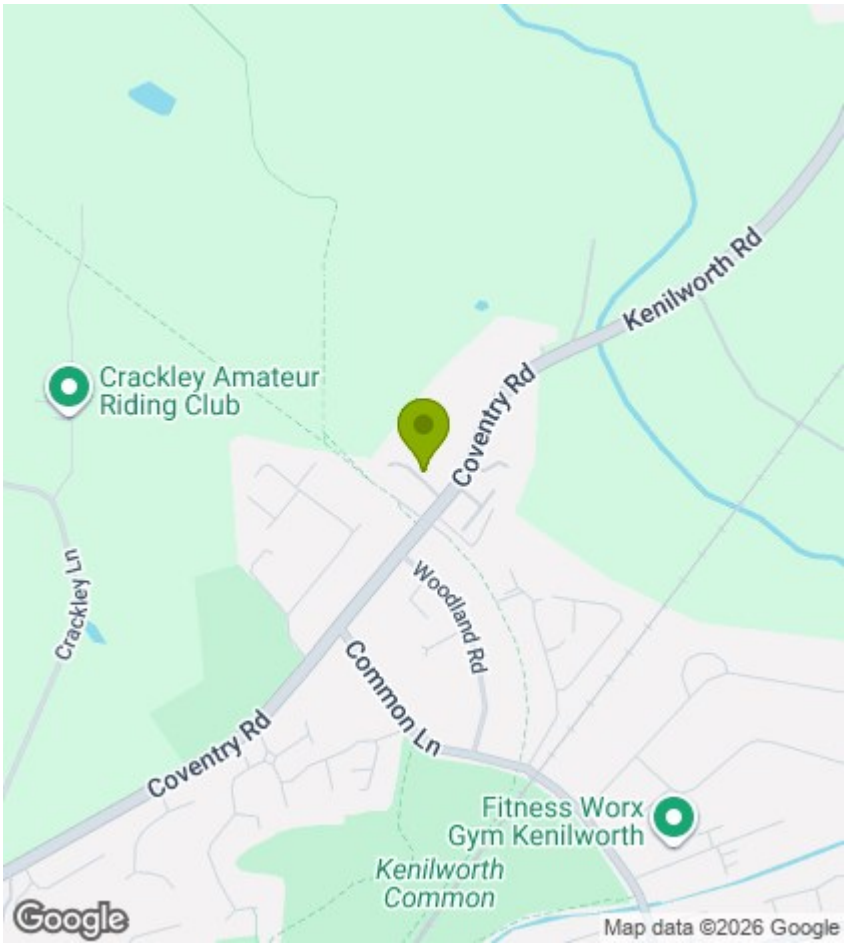
SERVICES
All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
3 Mbps
Superfast
80 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. Some furniture is available as part of the sale, but would need to be negotiated separately.

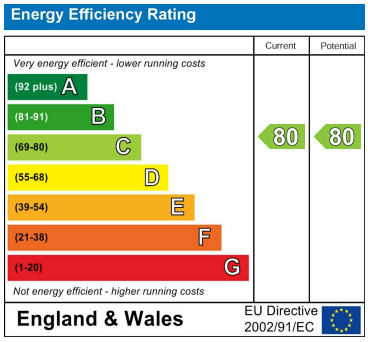


Viewings

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

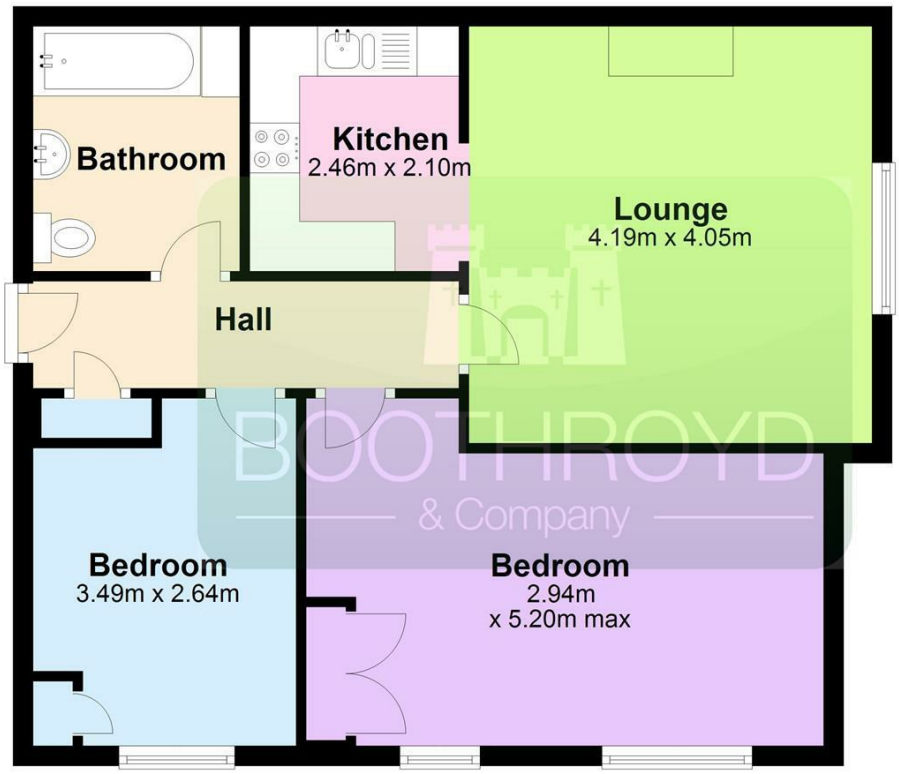
EPC Rating:

C



First Floor Flat

Approx. 59.4 sq. metres



Total area: approx. 59.4 sq. metres

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