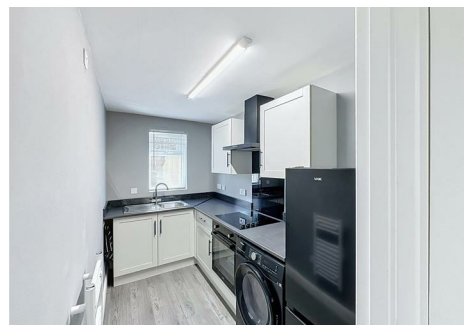




Ebourne Close, Kenilworth

Offers In The Region Of £149,950

- Fully Refurbished One Bedroom Ground Floor Maisonette
- Lounge/Dining Room
- Refitted Kitchen With Appliances Included
- Double Bedroom With Store
- Long Lease, Ideal First Time Buy Or Investment
- Enclosed Porch
- Energy Rating C -72
- Refitted Bathroom
- New Electrics, Recarpeted And No Onward Chain
- Warwick District Council Tax Band A

Ebourne Close, Kenilworth, CV8 2QG

A comprehensively refurbished and refitted one bedroom ground floor apartment which would make an ideal first time buy/investment with projected rental of £1,000pcm, being close to Kenilworth Town Centre and Kenilworth railway station located in a quiet cul de sac with allocated parking. The property is offered for sale with no chain and offers; enclosed porch, lounge/dining room, good double bedroom, refitted kitchen with appliances, refitted shower room and lawned front gardens. The property benefits from new electric heating, PVCu double glazing and no upward chain. Viewing is highly recommended.



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C - 72

Council Tax Band: A



Entrance

Approached via a paved pathway to a fully enclosed porch with opaque PVCu double glazed door, quarry tiled floor, coat hooks into the

Lounge/Dining Room

With double glazed window to front, wall mounted electric Bliss temperature control convection heater, new carpeting and fitted blind, t.v point, panelled door to the

Inner Lobby

With wood laminate flooring, door to airing cupboard housing the new water heater, doorway to the

Refitted Kitchen

Newly fitted with a range of matching white fronted base and wall units with steel handles, marble effect rounded edge work surfaces and matching up-stands, single drainer stainless steel sink unit with central mixer tap, integrated Logik under counter fan assisted oven and grill with four ring Logik induction hob with black glass splash back and black illuminated extractor hood over, Hisense washing machine and Logik fridge freezer included in the sale, LED strip light, wood laminate flooring, white electric towel rail.

Refitted Bathroom

Newly fitted three piece white suite with low level w.c, vanity wash hand basin, panelled bath with central chrome mixer tap with chrome shower attachment and fitted shower screen, easy wipe white splash back, extractor fan, LED ceiling light, wood laminate flooring, heated electric chrome towel rail.

Double Bedroom

With a double glazed window to rear, fitted blind, wall mounted Bliss electric temperature control convection heater, ceiling light, new carpet, useful large storage cupboard.

Outside

To the front of the property there is a lawned fore garden and new fence with pathway to the front door outside, fitted cupboard and bin store with a new 18th edition electric isolation unit and electric meter.

Parking

There is a parking bay immediately to the front of the property with allocated parking for two cars.

Tenure

The property is leasehold and is held on a lease of 125 years from 2 July 2019 (118 remaining). There is no Service Charge but a Ground Rent of £62.50 paid every 6 months.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

45 Mbps

Satellite / Fibre TV Availability

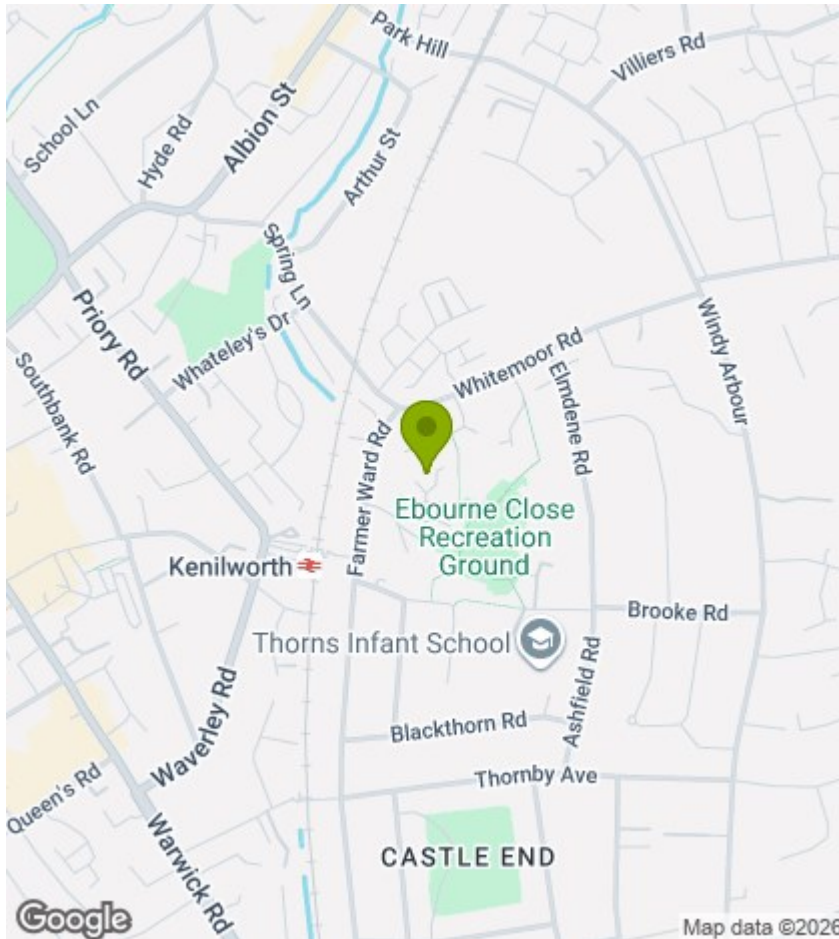
BT

Sky

Virgin

Fixtures & 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(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. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 42.4 sq. metres (456.6 sq. feet)