



Rosemary Mews, School Lane

£275,000

- An Impressive First Floor Apartment Bordering Old Town
- Open Plan Lounge With Vaulted Ceiling
- EPC Rating D - 55
- Allocated Parking And Communal Grounds
- Offered With No Onward Chain
- Enjoying Far Reaching Views Across The Abbey Fields
- Solid Wood Fitted Kitchen
- Night Storage Heating And Double Glazing
- Two Bedrooms And Family Bathroom
- Warwick District Council Tax Band D

Rosemary Mews, Kenilworth, CV8 2GS

Occupying arguably the finest position within the exclusive Rosemary Mews development, this exceptional first floor apartment enjoys an elevated outlook with uninterrupted views across the beautiful Abbey Fields. Benefitting from its own private entrance, the spacious and well-presented accommodation is centred around a stunning open plan living and dining kitchen, where a vaulted ceiling creates a wonderful sense of light and space. The kitchen is fitted with an attractive range of solid wood units, seamlessly complementing the living area.

The apartment offers two well-proportioned bedrooms positioned at opposite ends of the property, providing an excellent degree of privacy. The principal bedroom enjoys the same spectacular views across Abbey Fields and is fitted with an extensive range of built-in furniture, while a family bathroom completes the accommodation.

Further benefits include double glazing, electric night storage heating and an allocated parking space. Rarely do apartments within Rosemary Mews become available, particularly one enjoying such an enviable position overlooking one of Kenilworth's most treasured open spaces.



Council Tax Band: D



Rosemary Mews

Rosemary Mews is an exclusive courtyard development of just eight apartments, discreetly positioned within the heart of Kenilworth's historic Old Town. Constructed in 1987 on the site of former Victorian workshops, the development incorporates elements of the original industrial buildings, creating a home with a sense of history that sets it apart from more conventional apartment developments. Ideally located just a short stroll from Abbey Fields, Kenilworth Castle and the town's vibrant High Street, Rosemary Mews offers the rare combination of a peaceful tucked-away setting and immediate access to the town's rich heritage, independent shops, cafés and restaurants.

Entrance Vestibule

Having laminate flooring and a dog leg staircase to the first floor landing.

Landing

With a night storage heater, airing cupboard and doors leading off to:

Open Plan Lounge

4.05m x 4.11m (13'3" x 13'5")

Vaulted ceiling with exposed beams. Window enjoying views across Abbey Fields. Electric night storage heater and additional panel heater. Steps lead down to Bedroom One, with an opening through to the fitted kitchen.

Fitted Kitchen

3.05m x 2.33m (10'0" x 7'7")

Fitted with an attractive range of solid wood wall and base units with granite-effect work surfaces. Inset halogen hob with extractor canopy over and electric oven below. Plumbing for an automatic washing machine, space for a fridge/freezer, tiled splashbacks and a frosted side window.

Bedroom One

3.20m x 3.95m (10'5" x 12'11")

Enjoying views into The Abbey Fields and having built in wardrobe, dressing table, bedside cabinets and headboard.

Bedroom Two

3.05m x 3.48m (10'0" x 11'5")

Window to the side, panel heater and built in wardrobe.

Bathroom

Fitted with a white suite that comprises a panelled bath with an electric shower and screen, vanity wash hand basin with mirror over and a close coupled wc. Tiling to full height, heated towel rail and a frosted window to the side.

Allocated Parking

There is one allocated parking bay with the apartment.

Tenure

The property is leasehold and held on a 189 year lease from 24 June 1985. There is an unexpired term of 148 years.

The monthly management charge is £120 and the development is managed by Marstons of Coventry.



Viewings

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

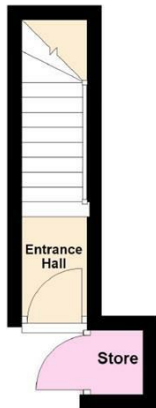
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	55	
(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. 4.5 sq. metres (48.0 sq. feet)



Top Floor

Approx. 61.2 sq. metres (659.3 sq. feet)

