



Framlingham Grove, Kenilworth

£129,950

- One Double Bedroom First Floor Apartment
- Secure Communal Entrance
- Full Double Glazing And Electric Heating
- EPC Rating - D
- Parking Space
- Low Service Charges and 999 Year Lease
- Fitted Kitchen With Appliances
- Loft Access For Useful Storage Space
- Well Kept Communal Gardens
- Warwickshire Council Tax Band - A

Framlingham Grove, Kenilworth, CV8 2PS

A re-designed first floor one bedroom apartment, within a safe and secure well managed development with the benefit of a low service charge and held on a 999 year long lease. The full double glazed and electric central heated property has a security entrance with carpeted stairs to first floor, entrance lobby, private front door to hall, attractive living room, fitted kitchen with appliances, double bedroom with access to useful loft space, fitted shower room, designated parking space for cars and attractive maintained gardens along with communal bike store and communal bin store with keypad locks. The property has a projected rental value of £750pcm and the lease allows for pets at the property.



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D - 66

Council Tax Band: A



Approach

Approached via a tarmacadam driveway to a designated car parking space within the rear parking courtyard.

Communal Entrance

Security entrance door with intercom and door release, communal entrance hallways with timed lighting and carpeted stairs to first floor landing with useful understairs storage.

Entrance Lobby

With private front door leading into apartment with laminate flooring, coat rack and modern electrical consumer unit

Fitted Kitchen

Comprehensively fitted with flat panel base and wall units and work surfaces. Splash backs, single drainer composite sink unit with mixer tap, dual windows to the fore with attractive outlook, fitted drawers, four plate electric Beko cooker with single oven and grill with illuminated extractor above, integrated units include washer/dryer, 70/30 refrigerator/freezer, Bosch dishwasher and Triangular Stainless Steel LED Under Cabinet Lighting, with two pendant lighting.

Lounge Area

With dual windows to the fore with pleasant outlook, space for sofa, table and chairs, with tv point and electric radiator.

Outside

The property is approached via a tarmacadam driveway to a designated car parking space within the rear parking courtyard. There is a screened bin store and integral secure bike stores with communal gardens mainly laid to lawn with communal drying rotary airer.

Parking

A parking space is allocated at the rear of the property.

Loft Area

Fantastic added space with fully boarded and insulated loft with lighting laid on.

Tenure

The property is held on a 999 year lease dated 1st January 1980. The management agent is Marstons Estate Agents Coventry. We are informed that the annual maintenance charge is £55 per month service and no ground rent.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

72 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

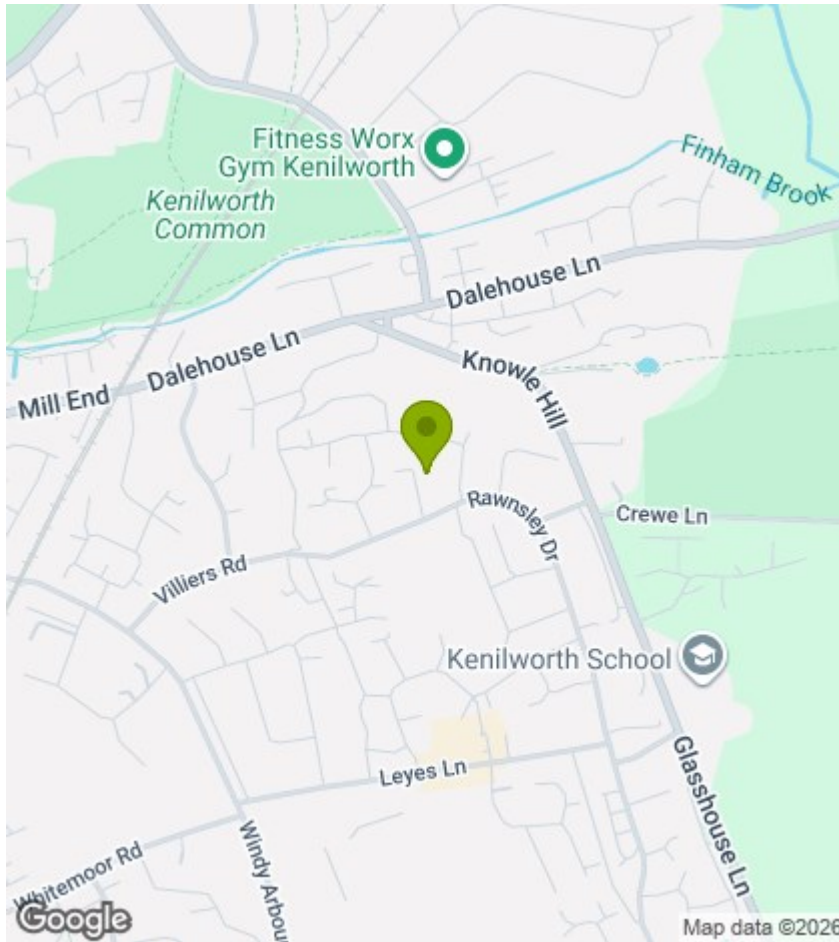
BT

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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Top Floor

Approx. 23.6 sq. metres (253.6 sq. feet)

