BOOTHROYD
& Company

The Square, Kenilworth

£145,000

- One Bedroom Town Centre First Floor Apartment Duplex Apartment
- Refitted Dining/Breakfast Kitchen
- Living Room With Bay Window Seat With View Over The Warwick Road
- Refitted Shower Room
- No Onward Chain & 999 Year Lease
- Rear Access With Share Of Double Garage (One Car)
- Energy Rating - 46 E
- Double Bedroom
- Electric Heating & Double Glazing
- Warwick District Council Tax Band A

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

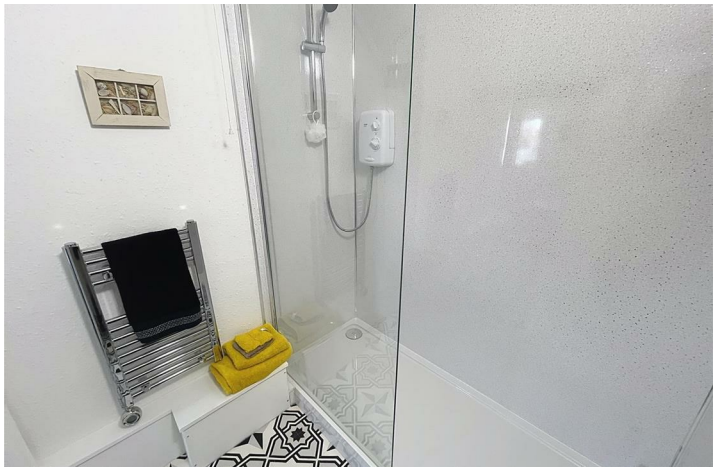
sales@boothroyd.co.uk
www.boothroyd.co.uk

The Square, Kenilworth, CV8 1EB

A town Centre duplex refitted and refurbished first floor one bedroom apartment located in the heart of Kenilworth town Centre with views across the Warwick Road. This interesting property offered for sale with no onward chain benefits from the use of half a double garage and a 999 year lease. This would make an ideal first time buy or downsize. This property has the benefit of electric heating comprises, stepped entrance with decked landing entrance, good size refitted dining/breakfast kitchen with appliances, lounge with bay window and seat and views across the town centre, paddle stairs to a double bedroom and refitted shower room. Viewing is essential to appreciate the space on offer.

1 1 1 E - 46

Council Tax Band: A



Approach
Over a shared walkway to an open tread metal stairs and railings to a shared deck with a pleasant south westerly aspect with upvc door into the

Refitted Dining Kitchen
4.91 x 3.52 (16'1" x 11'6")
Comprehensively refitted with a range of matching white handless high gloss fronted base and wall units with marble effect rounded edge work surfaces with easy wipe splash back, single drainer stainless steel sink unit with mixer tap, space and plumbing for dishwasher, Beko washing machine and under counter fridge included in the sale, space for under counter freezer. Cupboard concealing the 18th edition electric isolation unit, cupboard housing the Ariston water heater, AEG induction hob with stainless steel splash back and illuminated extractor hood, AEG fan assisted oven, space for dining/breakfast table, opening to the

Lounge
4.54 x 3.52 (14'10" x 11'6")
Bay window with interesting vibrant views off the main Warwick Road with built in window seat, ceiling spotlights, electric temperature control radiator, padel stairs to the

Double Bedroom
3.60 x 3.52 (11'9" x 11'6")
With multi pained glazed window to front, useful built in storage cupboard with shelving and built in bed frame with mattress, access to useful loft storage opening to the

Refitted Shower Room
With a three piece white suite with large walk in shower enclose with electric shower and easy wipe splash back, step up with vanity wash hand basin with chrome mixer tap and white high gloss wall cupboard and low level w.c with window to rear, heated chrome towel rail.

Garage
Share of a double garage with metal up and over door to front with power and light connected and pedestrian door to side. This is a shared garage/parking for one car to the right hand side.

Tenure
The property is leasehold and held on a 999 year lease for 1993 with a peppercorn ground rent.

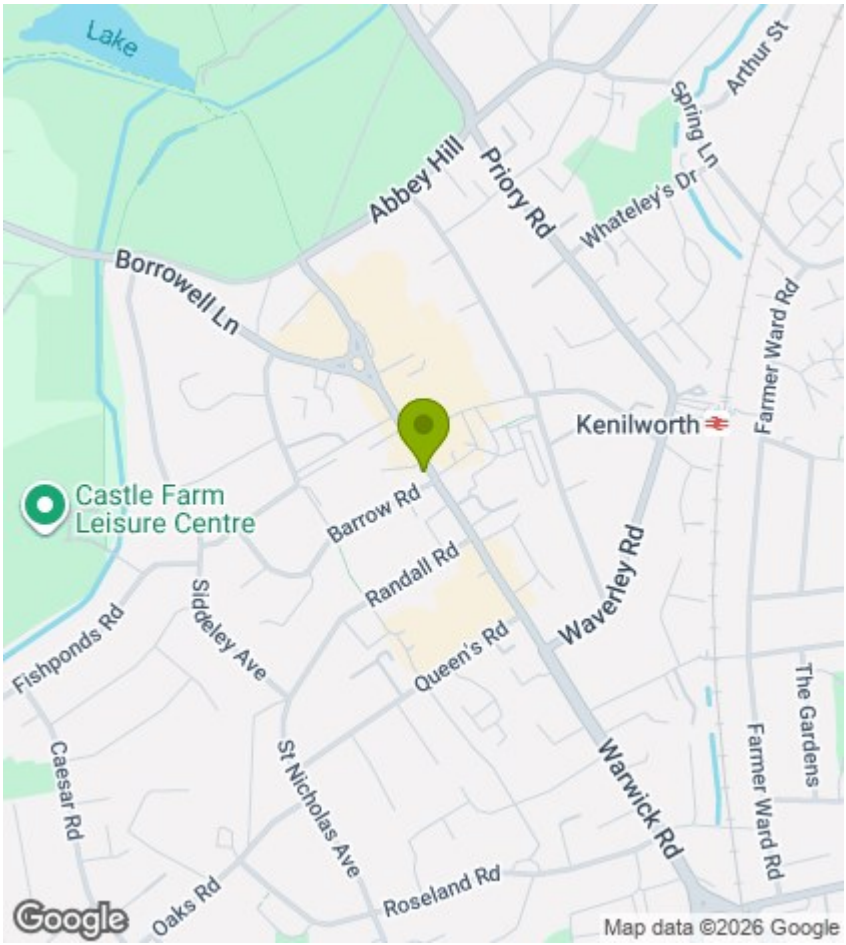
Services
All main services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
18 Mbps
Superfast
271 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.

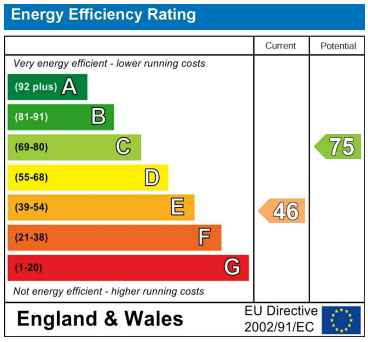


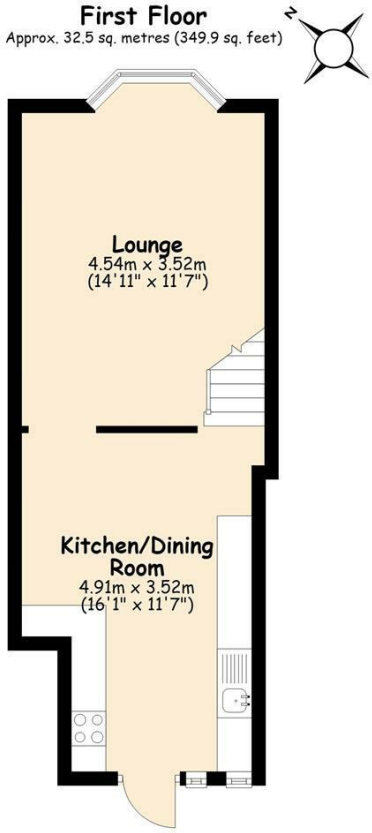
Viewings

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

EPC Rating:

E





For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.