BOOTHROYD
& Company









Field House, 51 Priory Road

£294,000

- Well Appointed Second Floor Apartment with immediate vacant possession and no chain
- Two Double Bedrooms
- Fully Fitted Kitchen With Appliances
- EPC Rating C - 78
- New Quality Shower/Wet Room
- Lift Access To All Floors, secure entry system and individual locked mailboxes
- Off Road Parking
- Double Glazed & Gas Central Heating
- Conservation Area, Close To Town Centre, Abbey Fields, Train Station and Bus Stops
- Warwick District Council Tax Band B

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Priory Road, Kenilworth, CV8 1RA

Situated in this highly desirable development adjacent to Abbey Fields with short level walks to Kenilworth Town Centre. The apartment is located on the second floor and benefits from lift access and dual south and east facing aspects with leafy views. The accommodation is double glazed and gas central heated with quality thermal blinds and curtains with pelmets to all windows included. Spacious storage. Oak panel doors throughout. Two double bedrooms; a modern shower/wet room with a thermostatic shower and fully integrated kitchen. Outside is residents parking and well-maintained grounds.

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Council Tax Band: B







Communal Hallway
There is a secure ground floor lobby giving access by stairs or lift to each floor. Locked mailbox access.

Reception Hallway
With a security intercom point, radiator, spacious coats cupboard, linen cupboard housing space for a dryer, ceiling and wall lights, engineered wood flooring and oak panel doors to all rooms.

Lounge
Light and airy with twin aspect double glazed windows, both with gas centrally heated radiators beneath, matching ceiling and wall lights, stone fireplace and hearth housing a coal effect electric fire, coving to ceiling and door into the fitted kitchen.

Fitted Kitchen
Fitted with a range of modern wall and base units with ceiling and under-pelmet lighting. The base units have a stone effect roll topped work surface over with an inset bowl and a half stainless steel sink unit beneath the double-glazed window. Tiling to splashbacks. Four ring gas hob with an extractor canopy over, integrated eye level electric oven with further combination microwave, integrated fridge freezer, dishwasher and washing machine. Vinyl flooring.

Bedroom One
Bedroom One - With quality built-in sliding doors wardrobes, radiator below double glazed window, wall-mounted TV point.

Bedroom Two
Double glazed window to the fore with a radiator beneath.

Shower/Wet Room
Shower/Wet Room - Refitted with a wet room design that comprises a large walk-in thermostatic shower with sump pump, vanity wash hand basin, w.c. and 2 mirrored cabinets. Tiling to full height, extractor fan and chrome heated towel rail.

Residents Parking
To the front and side of the apartment block are parking bays maintained within the service charge. The current owner has a monthly rental contract for a garage en bloc.

Leasehold Information
The property is Share of Freehold. Field House is managed by Marston Property Management Ltd with an annual management charge of £1,740. The Lease has 146 years remaining, expiring in 2172. Peppercorn Ground Rent is payable to Abbey Flats Management Limited.

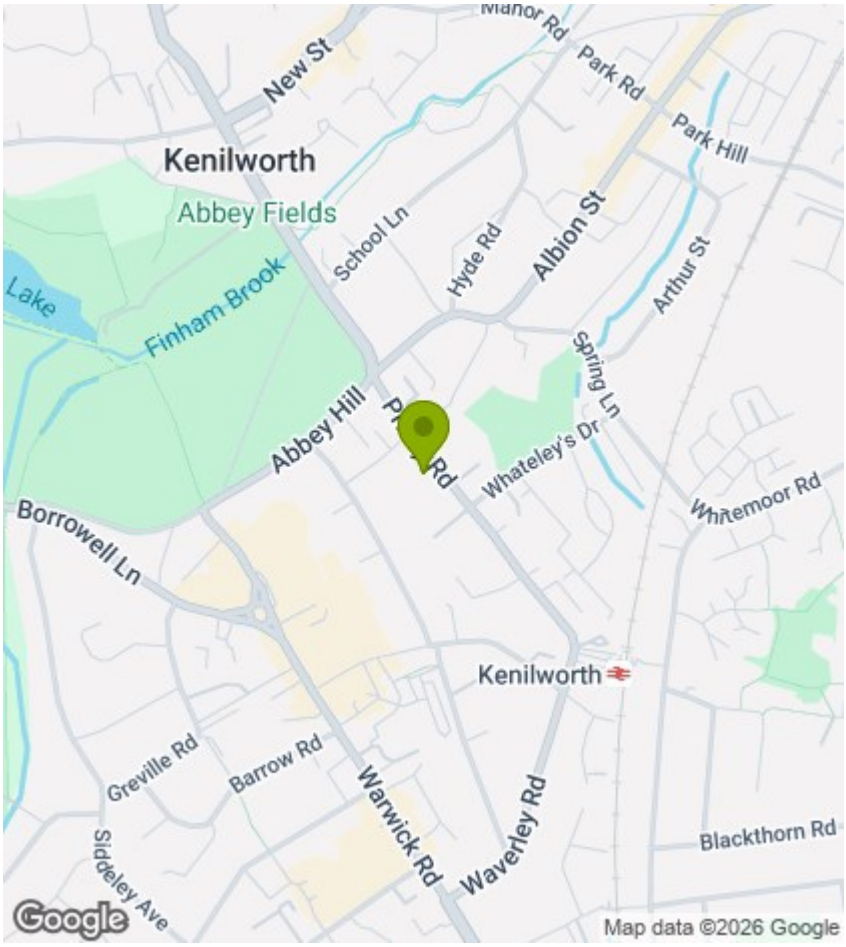
Communal Gardens
Mainly laid to lawn, with mature boarders and shrubbery maintained within the service charge.

Services
All main service are connected (water gas & electric) the property is on main sewers.
Mobile Coverage

EE
Vodafone
Three
O2
Broadband

Basic
1 Mbps
Superfast
260 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability
BT
Sky

Fixtures and Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

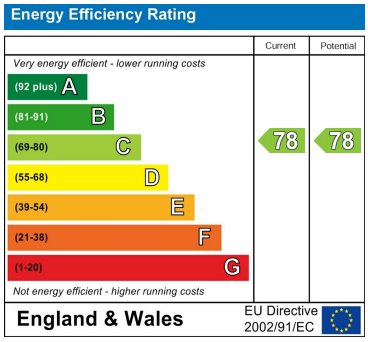


Viewings

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

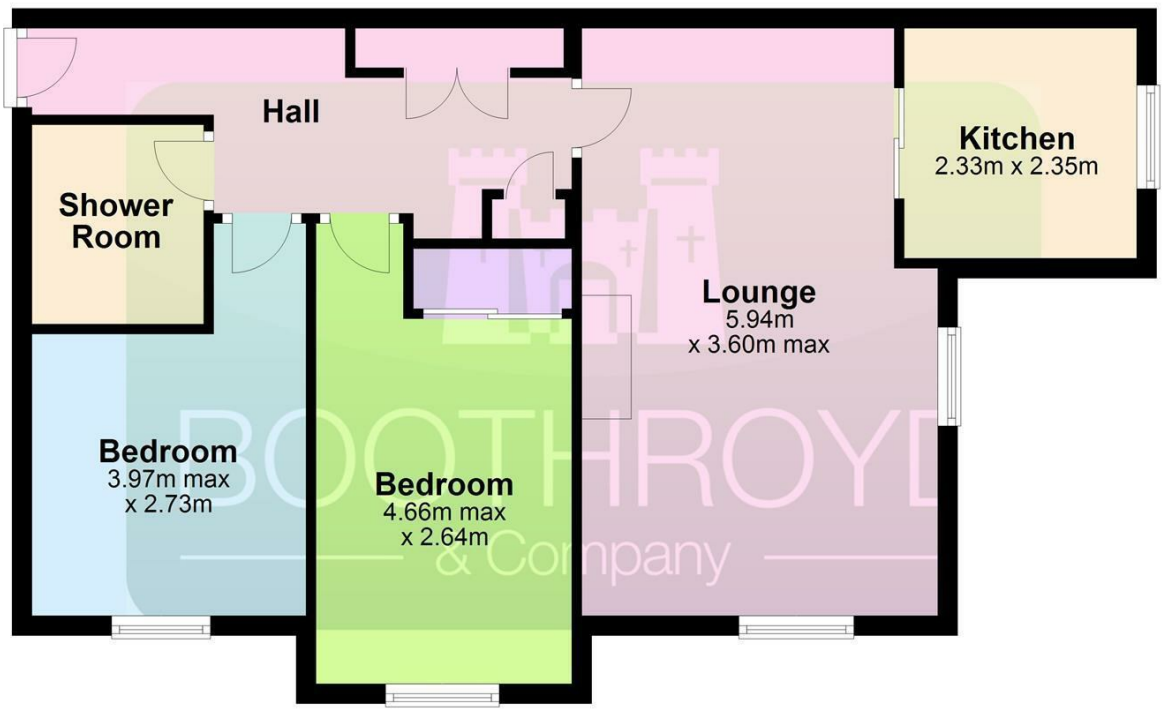
EPC Rating:

C



Second Floor

Approx. 61.0 sq. metres



Total area: approx. 61.0 sq. metres

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