BOOTHROYD
& Company

Pipers Lane, Kenilworth

£175,000

- Modern First Floor Maisonette
- Two Well Proportioned Bedrooms
- Single Allocated Parking Bay Plus Visitor Bays
- Large White Bathroom Suite
- Offered With No Onward Chain
- Fitted Shaker Style Kitchen With White Goods
- EPC Rating D - 71
- Ideal First Purchase Or Buy To Let investment
- Double Glazing And Electric Central Heating
- Warwick District Council Tax Band C

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

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

Pipers Lane, Kenilworth, CV8 2SS

A modern two bedroom first floor maisonette, offered for sale with no onward chain, benefiting from double glazing, electric central heating and allocated parking.
The maisonette is entered via its own private entrance and comprises a hallway, front lounge opening into a modern white Shaker-style kitchen with integrated appliances, two bedrooms and a large bathroom with a white suite. Outside, there is one allocated parking space together with additional visitor parking available on site. Viewing recommended.

2 1 1 C - 73 Council Tax Band: B

ENTRANCE
Across a paved pathway to the double glazed entrance door leading into the hallway

HALLWAY
Dog leg stairs rise to the first floor landing with a radiator at the foot and coat hanging.

LANDING
With airing cupboard, radiator, access to loft void and doors off to:

LOUNGE
3.94m x 4.39m (12'11" x 14'4")
Double glazed window to the fore, two radiators and arch way into:

FITTED KITCHEN
2.47m x 2.33m (8'1" x 7'7")
Fitted with modern Shaker style units to wall and base. The base units have a marble effect roll topped worksurface over with an inset single drainer sink unit, tiling to splashbacks. There is a built in electric oven set beneath a four ring electric hob with extractor canopy. Downlighters, upright fridge freezer and a washing machine

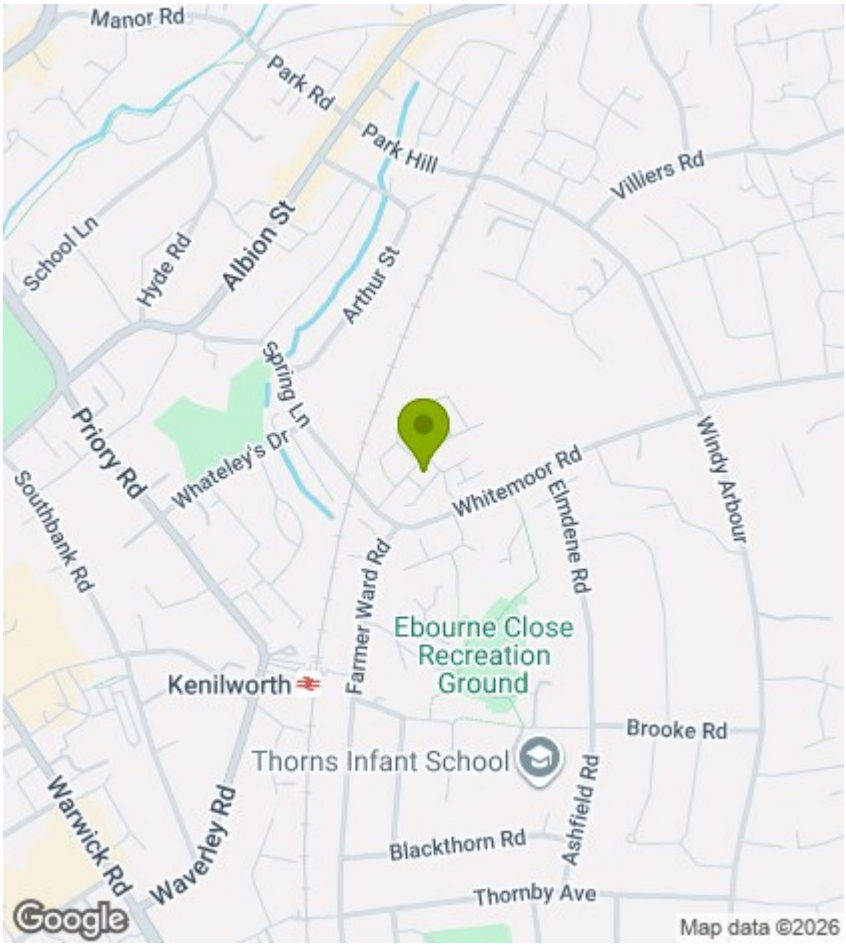
BEDROOM ONE
3.33m x 3.28m (10'11" x 10'9")
Double glazed window to the rear, radiator and built in double wardrobe with top box. Coving to ceiling

BEDROOM TWO
2.22m x 2.45m (7'3" x 8'0")
Double glazed window to the rear, radiator and built in cupboard

BATHROOM
1.86m x 3.25m (6'1" x 10'7")
Generous proportions with a white suite that comprises a panelled bath with thermostatic shower over, vanity wash hand basin and a close coupled wc. Radiator, tiling to splashbacks and a frosted double glazed window to the fore.

PARKING
There is an allocated parking bay to the rear of the property along with additional visitor parking bays.

LEASEHOLD INFORMATION
The property is held on a 125 year lease with an unexpired term of 102 years remaining. The management company is RMG and we have been informed that the annual maintenance charge is £924 with a ground rent of £150 per annum.

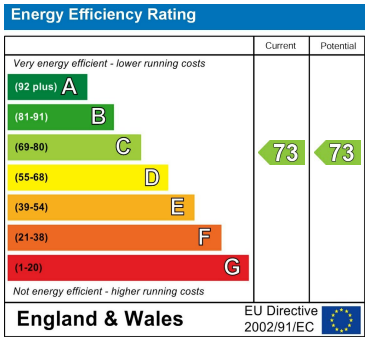


Viewings

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

EPC Rating:

C



First Floor

Approx. 55.9 sq. metres

Total area: approx. 55.9 sq. metres

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk