



JULIE PHILPOT
RESIDENTIAL



92 Albion Street | Kenilworth | CV8 2LX

£185,000

A particularly spacious two bedroom top floor apartment situated in this popular development within easy walking distance of local shops, Kenilworth Town Centre and the delightful open spaces of Abbey Fields. The well maintained apartment benefits from gas central heating, double glazing and offers two double bedrooms, excellent lounge/dining room, well fitted kitchen, small utility/cloaks room and a modern bathroom. Externally there are well tended communal gardens. No upward chain. Viewing recommended.

- Top Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen



Property Description

COMMUNAL ENTRANCE

With security intercom system and staircase leading to the top floor.

Personal entrance door to:

SPACIOUS LIVING/DINING ROOM

5.59 x 4.17 (18'4" x 13'8")

A bright and sunny room with double glazed window to front, security entry phone system, wood laminate floor covering, two radiators and replacement oak doors leading to:

WELL FITTED KITCHEN

3.25 x 2.64 (10'8" x 8'8")

Fitted with a range of modern white kitchen units with contrasting formed work surfaces over comprising base, drawer and wall mounted cupboards. Inset one and a half sink unit, integrated dishwasher and inset four ring gas hob with extractor hood over. Matching tall larder unit with built-in combination microwave and electric oven and grill beneath. Complementary splashback tiling, recess with space suitable for tall fridge/freezer, pantry cupboard, double glazed window to front, radiator and tiled flooring.

INNER HALLWAY

With replacement oak doors leading off to all rooms, central heating programmer, storage cupboard and further door to:

UTILITY/CLOAKS CUPBOARD

2.59 x 0.81 (8'6" x 2'8")

Having coat hooks, space and plumbing for automatic washing machine, power, light and housing the 'Ideal' gas fired combination boiler.

DOUBLE BEDROOM ONE

3.96 x 3.25 (13'0" x 10'8")

Having double glazed window and radiator.

DOUBLE BEDROOM TWO

3.58 x 2.87 (11'9" x 9'5")

Having radiator and dual aspect double glazed windows.

BATHROOM

2.08 x 1.65 (6'10" x 5'5")

Having a white suite comprising low level w.c., pedestal wash hand basin and panelled bath with glazed shower screen and shower over. Radiator, part tiled walls and double glazed window to rear.

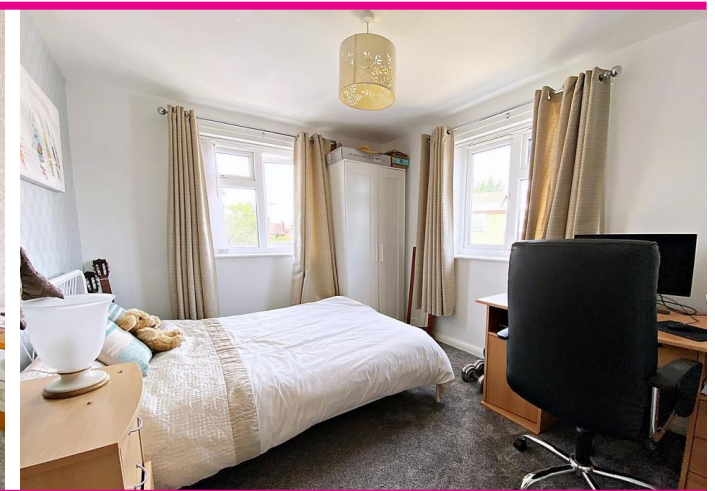
COMMUNAL GROUNDS

There are well kept communal grounds, communal bin stores, drying area and individual outside storage sheds.

LEASEHOLD DETAILS

We understand the property is leasehold with approximately 108 years unexpired as at March 2025. The current service charge is approx £750.00 per year and is paid half yearly (£375.00) together with an annual ground rent charge of £10.00.

We recommend your solicitor verifies this information prior to exchange of contracts.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

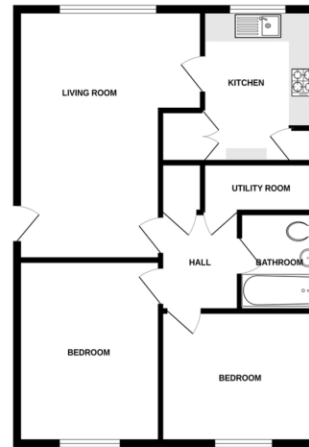
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.

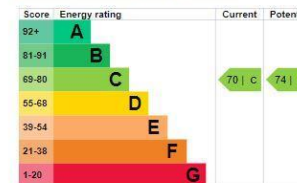


TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.
Made with SmartDraw 12/12

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60