



JULIE PHILPOT  
RESIDENTIAL



## 10 Alpine Court | Kenilworth | CV8 2QB

Viewing highly recommended to appreciate this extremely spacious first floor apartment providing light and airy accommodation with pleasant views to the front and rear. The accommodation is very well presented throughout with replacement oak doors and quality wood effect flooring. There are two large bedrooms, a generous size living room, modern kitchen with integrated appliances and a family bathroom. There is also the added advantage of a garage situated in a nearby block.

£230,000

- First Floor Apartment
- Two Double Bedrooms
- Refitted Modern Kitchen with appliances
- Large Living Room
- Highly Regarded Kenilworth Old Town Location



## Property Description

### COMMUNAL ENTRANCE

With staircase to all floors.

### FIRST FLOOR

Private entrance door to Number 10.

### ENTRANCE HALL

With double door built-in cloaks/storage cupboard, quality wood effect flooring and oak doors leading off to all rooms.

### ELEGANT LIVING ROOM

17' 9" maximum x 12' 6" (5.41m x 3.81m)

A spacious and light living room with large picture window having views over Kenilworth Old Town, central heating radiator, TV aerial point and quality wood effect flooring.

### MODERN FITTED KITCHEN

11' 6" x 9' 10" (3.51m x 3m)

Being fitted with a range of modern grey cupboard and drawer units with matching wall cupboards over, one housing the gas fired central heating boiler. Contrasting worksurfaces with inset one and quarter sink unit with mixer tap over. Built-in oven and grill with 'Bosch' four ring induction hob and extractor fan over. Further integrated appliances including fridge and freezer, washer dryer and dishwasher. Tall designer radiator, large window and quality wood effect flooring.

### BEDROOM ONE:

17' 9" maximum x 11' 10" (5.41m x 3.61m)

A spacious double bedroom with central heating radiator and large window with views towards Kenilworth Old Town.

### BEDROOM TWO

11' 6" maximum x 11' 2" (3.51m x 3.4m)

Another double bedroom with built-in double wardrobe with ample hanging and shelving space, central heating radiator and quality wood effect flooring.

## BATHROOM

Fitted with a white suite comprising concealed flush w/c, vanity wash hand basin and panelled bath with shower and shower screen over. Vinyl floor covering and obscure glazed side window.

## OUTSIDE

## COMMUNAL GARDENS

There is a garden area to the front with monkey puzzle tree and shrubs. To the side of the building is the bin store.

## GARAGE

15' 8" x 8' 2" minimum (4.78m x 2.49m)  
There is a single garage in the block to the rear with an up and over door.

## LEASEHOLD INFORMATION

We are advised the property is Leasehold. The Lease is 999 years from 1964. The Service & Maintenance charge is £800.00 per year, payable at £200.00 per quarter. There is no additional Ground Rent it is covered within the monthly Service an Maintenance charge. Full details should be verified via your solicitor prior to exchange of contracts.



## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

### Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

## GROUND FLOOR



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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.