



4 Prescelly Court | School Lane | Kenilworth | CV8 2GW

£149,950

A great opportunity for First Time Buyers, those who may be wanting to downsize or an investment buyer. This is a lovely ground floor apartment with a double bedroom, gas central heating, double glazing, communal garden and the added advantage of a garage plus an allocated car parking space. The property has been recently improved with a modern kitchen and shower room, redecoration and new carpets. It is also ready to move into and is available with 'No Chain' involved.

- Ground Floor Apartment
- One Double Bedroom
- Garage & Allocated Parking Space
- Easy Walk To Abbey Fields, Castle, Train Station & Town



Property Description

SECURITY ENTRY DOOR TO

ENTRANCE HALL

Having staircase to first floor and good size storage cupboard.

PERSONAL ENTRANCE DOOR TO NUMBER 4

ENTRANCE HALL

With radiator, central heating thermostat, smoke detector and security entry phone.

LIVING ROOM

15' 9" x 9' 9" (4.8m x 2.97m)

With radiator, tv aerial and gas point.

FITTED KITCHEN

7' 6" x 6' 7" (2.29m x 2.01m)

Having a range of cupboard and drawer units, stainless steel sink, space and plumbing for washing machine, matching wall units and wall mounted gas boiler. Breakfast bar, four ring electric hob with electric oven under. sliding door to pantry having fitted shelving.

DOUBLE BEDROOM

12' 9" x 8' 7" (3.89m x 2.62m)

With built in double wardrobe, telephone point and radiator.

BATHROOM/SHOWER ROOM

6' 8" x 5' 4" (2.03m x 1.63m)

With a large walk in shower having Triton shower and glazed screen. Pedestal wash basin, w.c and complementary tiling.

OUTSIDE

GARDEN

To the rear of the property is a generous communal garden area for residents. It is low maintenance with paving and space for rotary washing lines. Bin Store.

GARAGE & PARKING

This property has the advantage of a garage in the block to the rear with an up and over door. There is also an allocated car parking space which is by the main entrance door and is in front of the apartment.

TENURE

The property is Leasehold. The Lease is 125 years from 2007. There is a Peppercom Ground Rent. The Service Charge is £50.00 p.m, the Managing Agents are School Lane Management Limited.



Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

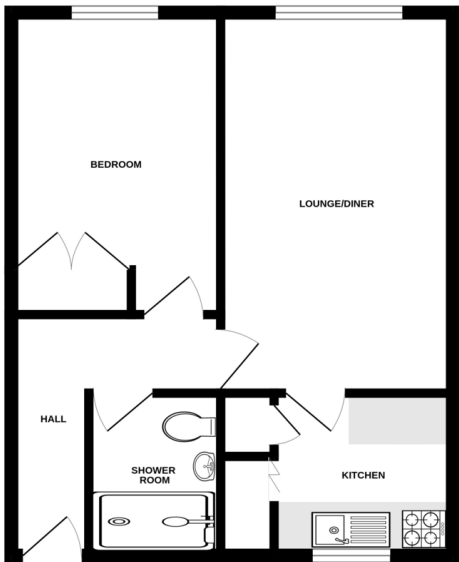
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.

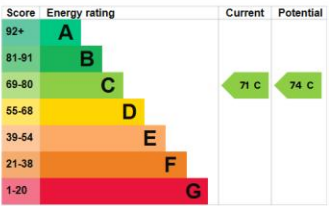


TOTAL FLOOR AREA: 429 sq.ft. (39.9 sq.m.) approx.
Made with Metropix (2025)

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.](#)



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