



3 Field House | Priory Road | Kenilworth | CV8 1RA

A spacious and well planned ground floor apartment with patio garden area having direct access from the lounge plus a garage. The property has been recently modernised and greatly improved by the present sellers to include the refitting of the bathroom with a large shower plus a refitted kitchen with integrated appliances. There has been a full redecoration programme, modern bedroom furniture and wardrobes plus a replacement gas combination boiler. Viewing Essential

£325,000

- No Chain Involved
- Ground Floor Apartment With Patio
- Garage & Parking
- Convenient Town Location
- Close To Abbey Fields & Train Station



Property Description

COMMUNAL ENTRANCE DOOR

With inner entrance door and security entry-phone system and mail boxes. On the ground floor is the lift and staircase to all floors.

PERSONAL ENTRANCE DOOR TO NUMBER 3

Quietly Located to the rear of the building.

ENTRANCE HALL

A spacious and welcoming entrance to the property with radiator, smoke detector and large storage cupboard with power connected. Further double door cloaks storage cupboard with hanging rails and fixed shelving. Telephone point and Openreach broadband connection.

LOUNGE/DINER

19' 5" x 12' 4" (5.92m x 3.76m)

A lovely living room with garden views and the added benefit of French double doors leading to the patio area. Two radiators, tv aerial connection, security entryphone and door to:

MODERN FITTED KITCHEN

7' 6" x 7' 7" (2.29m x 2.31m)

Having a range of quality German Häcker cupboard and drawer units with matching wall cupboards plus glazed wall display cabinets. Integrated Neff appliances to include four ring induction hob, stainless steel extractor hood, washer/dryer and under counter fridge. Franke one and a half bowl undermount sink unit with mixer tap over. Quartz worktops including upstands and splashback plus matching heated pan stand.

BATHROOM/SHOWER ROOM

Having been refitted to include a corner Grohe shower with glazed shower screen and door, vanity sink unit with double cupboard under and storage area to the side. Concealed cistern w.c., fully tiled walls and tiled floor, heated towel rail and extractor fan.

DOUBLE BEDROOM ONE

14' 3" x 9' 5" (4.34m x 2.87m) Exc Wardrobes
Having fitted bedroom furniture to include two double wardrobes and matching drawer units. TV aerial connection, radiator and garden views.

DOUBLE BEDROOM TWO

12' 4" x 9' 7" (3.76m x 2.92m)

With garden views, radiator and built in double wardrobe.

OUTSIDE

GARAGE

There is a single garage in the adjacent block having an up and over door.

GARDENS

There are attractive communal grounds which are well kept. This apartment has it's own patio area which also enjoys views of the gardens.

TENURE

The property is a Share of Freehold. There is a Lease term which expires in 2172, there are therefore 148 years unexpired as of 2024. The Managing Agents are Marstons in Coventry. The Ground Rent is a peppercorn and the current Annual Service Charge is £1404.00.



Tenure

Share of Freehold

Council Tax Band

B

Viewing Arrangements

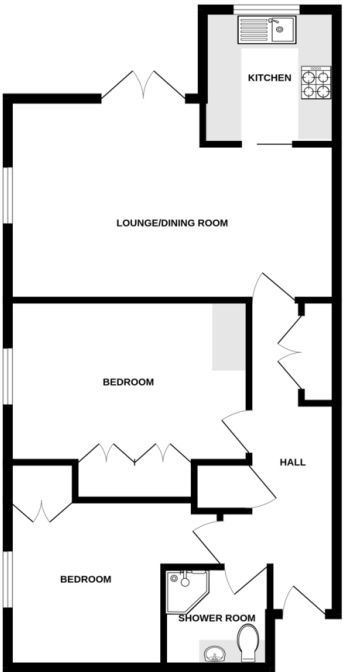
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Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk



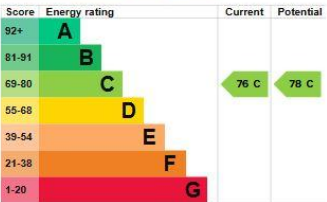
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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