



JULIE PHILPOT  
RESIDENTIAL



## 17 Kenilworth Hall | Bridge Street | Kenilworth | CV8 1BQ

£160,000

A well planned ground floor apartment in this popular residential location in a popular 'Old Town' location opposite Abbey Fields and adjacent to the old High Street with the Castle being within an easy stroll. The property offers scope for cosmetic improvement, there are two bedrooms, one with an en-suite bathroom plus a further shower room. The lounge has archway access to the spacious kitchen. The property has easy to look after wooden flooring and an allocated car parking space. Viewing is highly recommended.

- Ground Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Great, Old Town Location



## Property Description

### **COMMUNAL ENTRANCE DOOR**

With security entryphone system.

### **PERSONAL ENTRANCE DOOR TO NUMBER 17**

### **ENTRANCE HALL**

Having a large double door storage/cloaks cupboard. Night storage heater, dado rail and wooden flooring.

### **SHOWER ROOM**

Having a corner shower enclosure with Triton electric shower and curtain rail over, w.c. and pedestal wash basin. Wall heater, heated towel rail and complementary tiling. Wall mirror, light and shaver point over.

### **LOUNGE/DINER**

14' 8" x 11' 9" (4.47m x 3.58m)

Having two wall light points, two night storage heaters, dimmer switch and wooden flooring. Security entryphone system and pleasant views. Archway to:

### **FITTED KITCHEN**

8' 1" x 9' 11" (2.46m x 3.02m)

Having a range of cupboard and drawer units with matching wall units. Round edged worksurfaces and space and plumbing for washing machine. Slot in cooker with extractor hood over, space for tall fridge/freezer, extractor fan and airing cupboard housing large hot water cylinder.

### **BEDROOM ONE**

11' 8" x 11' 9" (3.56m x 3.58m)

With electric wall panel heater, wooden flooring and door to:

### **EN-SUITE BATHROOM**

With panelled bath, w.c., pedestal wash basin, heated towel rail, fully tiled walls and wall mounted heater. Wall mirror with light and extractor over.

### **BEDROOM TWO**

10' 2" x 7' 8" (3.1m x 2.34m)

Having wooden flooring, electric panel heater, fitted shelving and built in wall desk unit.

## OUTSIDE

## PARKING

There is an allocated car parking space.

## TENURE

The property is having a Lease Extension which is due to be completed within the next couple of weeks.

The New Extended Lease Term will then be ending in 2196. The Ground Rent will become a Peppercorn.

The Service Charge is £3522.32 (£880 per quarter).

The Management Company are Olive Leaf Lettings Ltd.



## Tenure

Leasehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

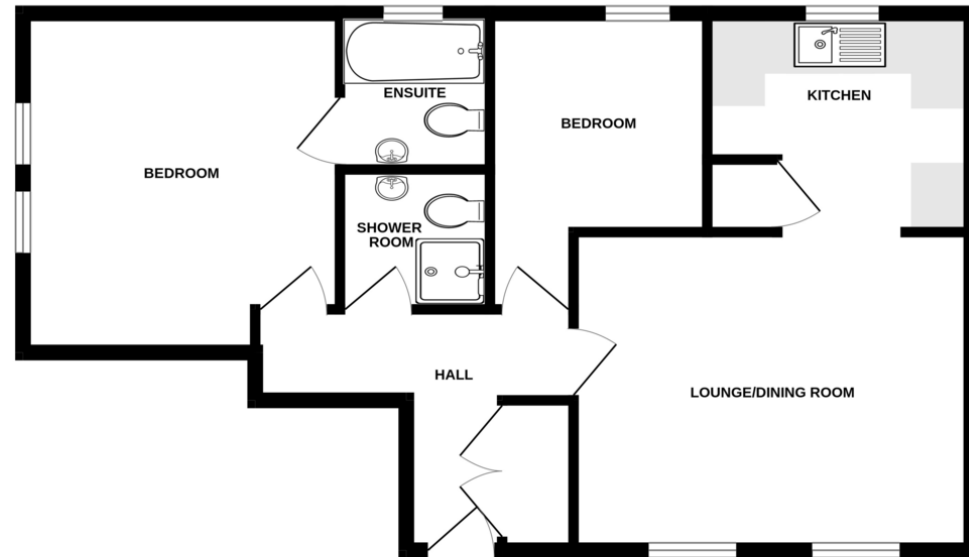
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635sq.ft. (59.0 sq.m.) approx.

### Energy rating and score

This property's energy rating is E. 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