



JULIE PHILPOT
RESIDENTIAL



29 Kenilworth Hall | Bridge Street | Kenilworth | CV8 1BQ

£190,000

A luxury apartment with two bedrooms, bathroom and en-suite. This delightful property has been improved and recently modernised and is in excellent order throughout. This stylish home benefits from well planned accommodation and is in a very sought after location, ideal for Abbey Fields and the 'Old High Street'. The property must be viewed to be appreciated.

- Two Bedrooms
- En-Suite & Bathroom
- Recently Modernised
- Allocated Parking



Property Description

COMMUNAL ENTRANCE

With staircase and lift to all floors.

PERSONAL ENTRANCE DOOR

ENTRANCE HALL

With security entryphone system.

LOUNGE/DINER

15' 5" x 10' 11" (4.7m x 3.33m)

With range of built in storage cupboards and wall units, electric wall mounted panel heater and dual aspect windows.

KITCHEN

8' 10" x 8' 2" (2.69m x 2.49m)

Having a range of modern refitted units and wall units with extensive round edged worksurfaces. integrated four ring hob with extractor hood over, space and plumbing for washing machine, integrated fridge/freezer and wall mounted oven.

MASTER BEDROOM

14' 8" x 10' 10" (4.47m x 3.3m)

With built in wardrobes, electric panel heater and door to:

EN-SUITE BATHROOM

A modern refitted bathroom with panelled bath, vanity wash basin having cupboard under and w.c. Complementary tiling.

RE-FITTED SHOWER ROOM

A second bathroom with large walk in shower enclosure and glazed shower screen, vanity basin and concealed cistern w.c., Complementary tiling.

BEDROOM TWO

8' 11" x 7' 6" (2.72m x 2.29m)

A second double bedroom with electric wall heater.

OUTSIDE

PARKING

There is one allocated car parking space to the front of the building.

TENURE

The property is Leasehold. The Lease is 120 years from September 1986. The Service and Maintenance charge is currently £3600.00per year. There is a Ground Rent of £100.00.



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

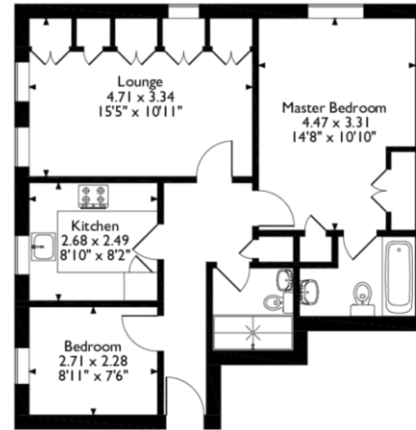
T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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

Kenilworth Hall, Flat 29, Bridge Street, Kenilworth, Warwickshire
Approximate Gross Internal Area
60 Sq M/646 Sq Ft



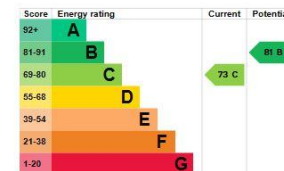
Third Floor

Please note that the location of doors, windows and other items are approximate and the floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy rating and score

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

[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