

FOR SALE



Whateleys Drive, Kenilworth

2 Bedroom, 1 Bathroom, Apartment

£200,000

MARTIN&CO



- Two double bedrooms
- Spacious living room
- Well presented
- Convenient for town
- Communal gardens
- Garage en-bloc
- No chain

This well presented two bedroom first floor apartment offers an inviting blend of modern design and convenience. Perfectly located a short walk from Kenilworth town and train station. The property has two generous double bedrooms, bathroom with shower over bath and boasts a spacious living dining room leading seamlessly into the well-equipped kitchen. At the rear there is communal parking, gardens, drying area, private garage located en-bloc and the property has a long 940+ year lease.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



HALLWAY 6' 6" x 4' 7" (1.98m x 1.4m)

LIVING ROOM 16' 8" x 11' 3" (5.08m x 3.43m)

KITCHEN 8' 6" x 5' 9" (2.59m x 1.75m)

BEDROOM 13' 1" x 10' 3" (3.99m x 3.12m)

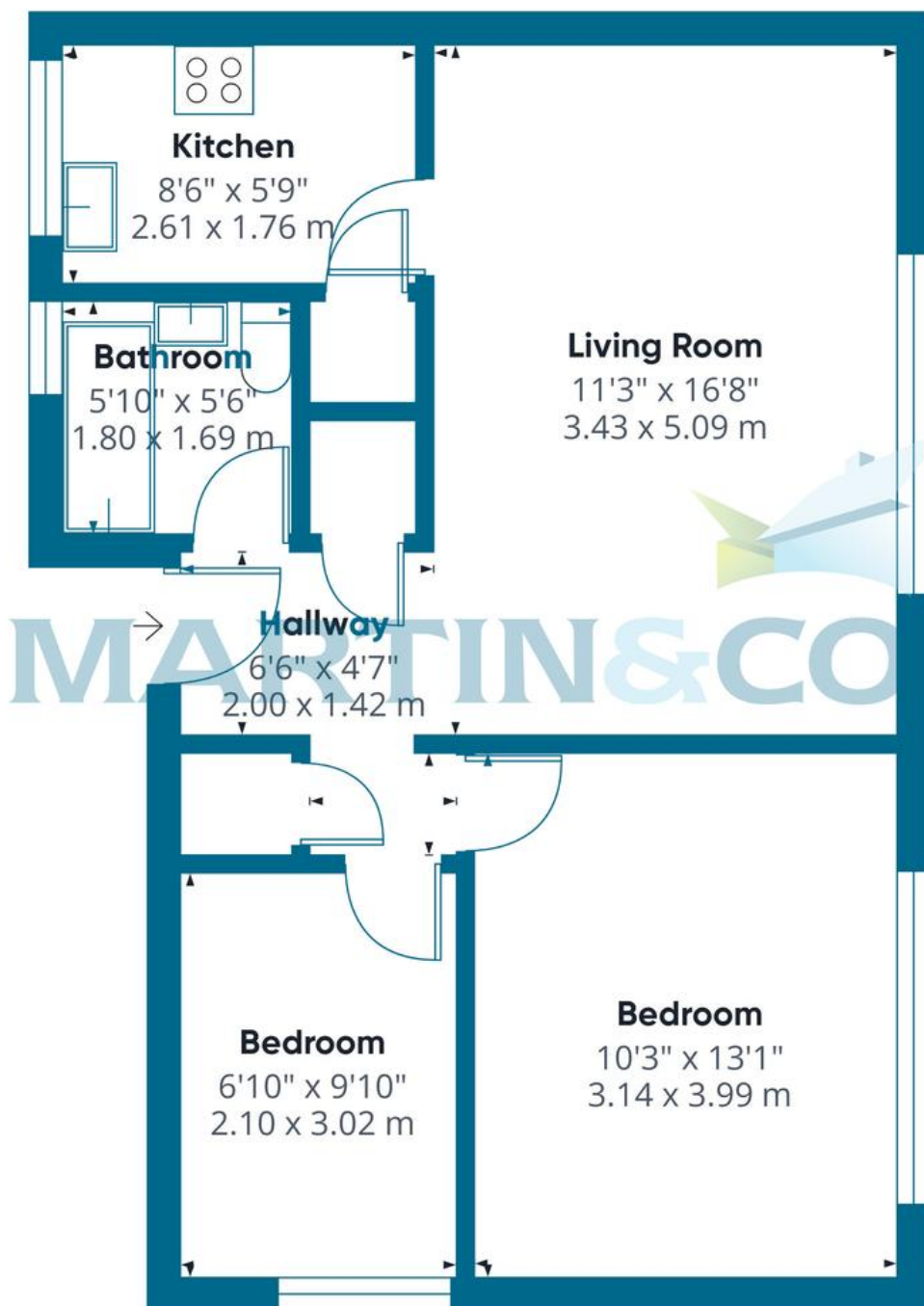
BEDROOM 9' 10" x 6' 10" (3m x 2.08m)

BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m)

GARAGE Located en-bloc at the rear of the property

TENURE The property is leasehold with a 999 year lease from 25th December 1967 with an annual ground rent of £12.00 and the current service charge is approximately £1260.00 per annum, this information should be checked and verified by your legal representative.





Approximate total area

532 ft²

49.4 m²

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.