



Albion Street, Kenilworth

Offers In The Region Of £169,950

- Two Bedroom First Floor Apartment
- Energy Rating C - 73
- Bathroom With Shower
- Communal Gardens
- Ideal First Time Buy Or Investment Property
- Fitted Kitchen/Diner
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- Close To Kenilworth Old Town & Abbey Fields
- Warwick District Council - Tax Band B

Albion Street, Kenilworth CV8 2LX

A deceptively spacious two bedroom first floor apartment with the benefit of full PVCu double glazing and gas fired central heating with generous rooms. Communal hallway with intercom to a first floor front door with reception hall, fitted kitchen with appliances, good size living room with feature fire, two excellent double bedrooms, bathroom with shower over, range of useful storage areas. The property would make an ideal first time buy, downsize or investment with projected rental of £1,000 pcm.



Council Tax Band: B



Approach

Approached via a communal entrance to a first floor apartment with panelled and opaque glazed front door with matching opaque glazed insets leading into the

Reception Hall

L shaped reception hall with radiator, two ceiling lights, smoke alarm, panelled door to useful storage cupboard housing the Potterton combination boiler servicing the hot water and central heating, electric isolation unit and gas meter, further shelved shallow storage cupboard.

Kitchen/Diner

13'0" x 8'7"

Fitted with a range of matching wood grain effect base and wall units with single drainer stainless steel sink unit, slot in electric double oven and grill with four ring hob, space for washing machine and upright fridge/freezer, double glazed window to rear, ceramic tiling to splash back areas, vinyl tiles to floor, ceiling light, radiator, space for dining or breakfast table, built in pantry cupboard with shelving.

Lounge

16'4" x 10'8"

With double glazed windows to front and side, radiator, feature electric convection fire with brushed steel surround, two ceiling lights.

Double Bedroom One

12'6" x 11'10"

With double glazed window to front, radiator, ceiling light.

Double Bedroom Two

13'4" x 10'8"

With double glazed window to rear, radiator, smoke alarm, ceiling light, built in double wardrobes with hanging rail.

Bathroom

Three piece white suite, with low level w.c., pedestal wash hand basin, panelled bath with shower over with fitted screen, ceramic tiling to walls, opaque double glazed window to rear, radiator, vinyl floor.

Outside

Communal lawned gardens with drying area and off road parking on a first come first served basis. Outside useful storage area ideal for bikes.

Tenure

The Property is Leasehold

Lease Start Date 29 Nov 2015

Lease End Date 30 Nov 2140

Lease Term 125 years from 30 November 2015

Lease Term Remaining 116 years

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

Basic
9 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

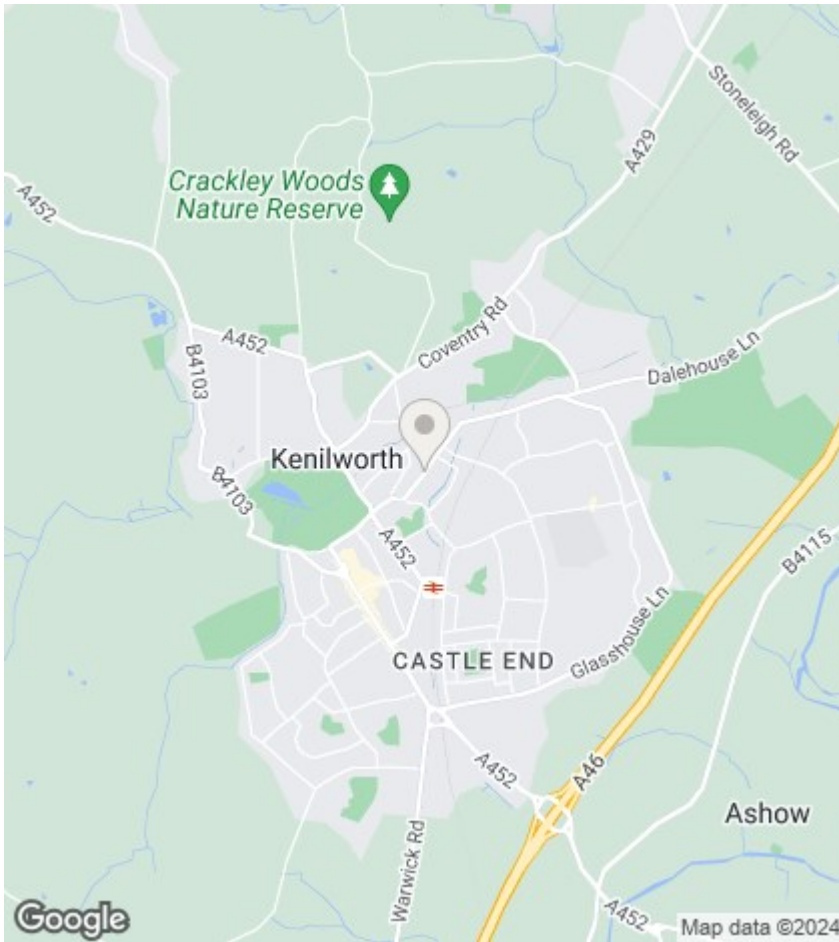
BT
Sky
Virgin

Service Charge

Service charge payable to Warwick District Council is £1,022.63 per annum including building insurance and ground rent is £10.00 per annum. The service charge this financial year is £596 (which will be paid in full). It was just over £1000 last year due to additional works carried out (for example, the new flooring in the communal area).

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

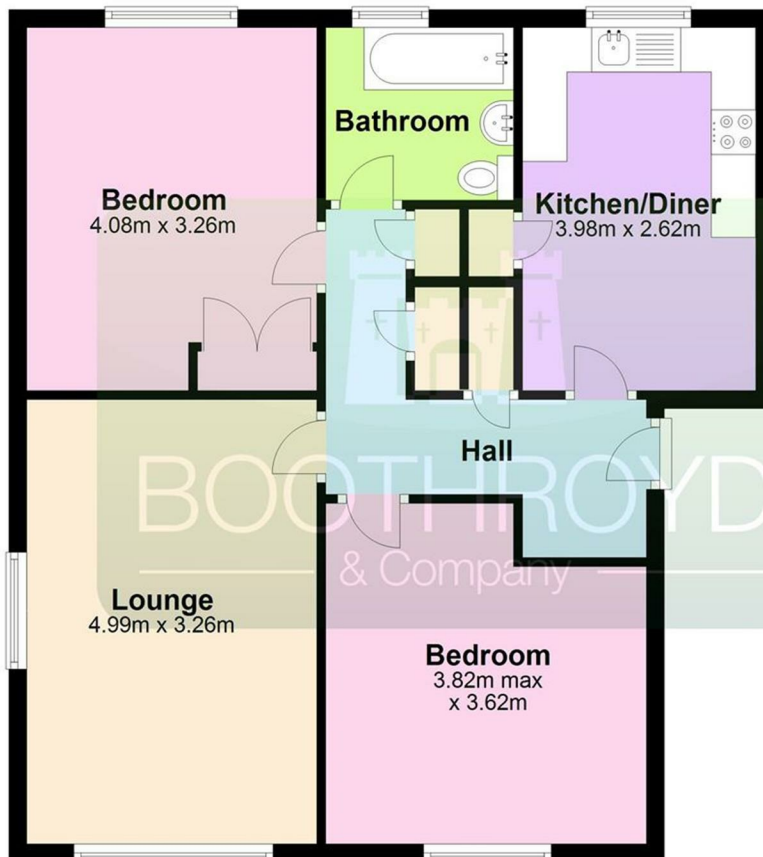
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor Flat

Approx. 68.5 sq. metres



Total area: approx. 68.5 sq. metres