



## Tappinger Grove, Kenilworth

Offers Over £95,000

- Ground Floor One Bedroom Maisonette
- Living Room
- Refitted Shower Room
- Energy Rating D - 68
- Off Road Parking
- 50% Ownership
- Refitted Kitchen
- Private Rear Garden Attractively Laid
- Double Glazing
- Warwick District Council - Tax Band B

# Tappinger Grove, Kenilworth CV8 2QS

An attractively presented and modernised one bedroom ground floor maisonette with the advantage of its own private rear garden, designated front car parking space and offering well-presented accommodation comprising: Porch, front door into living room, inner lobby, double master bedroom, study/store, refitted shower room, refitted kitchen, electric heating, and double glazing. An ideal starter home and viewing is essential.



Council Tax Band: B



### **Entrance**

Paved pathway access with external bin store, covered porch with quarry tiled step and panelled front door leading into

### **Lounge**

13'8" x 10'9"

With double glazed front window, new wall mounted electric isolation unit, central ceiling light point, electric heater, vinyl floor, door through to through to

### **Inner Lobby**

With vinyl flooring, built-in storage cupboard with range of fitted shelving, housing the pressurised hot water cylinder, space for additional white goods i.e fridge or condensing tumble dryer.

### **Storage Cupboard/Study**

Plus under stairs recess, central ceiling light, high level light alcove, power point.

### **Double Bedroom**

10'0" x 8'10"

PVCu double glazed window overlooking the rear garden, dimmer light switch.

### **Shower Room**

With a re-fitted shower room with low level WC, vanity wash hand basin with cupboard below, large walk-in shower cubicle, easy wipe splashback to walls with chrome shower attachments, extractor fan, heated chrome towel rail, LED ceiling light.

### **Refitted Kitchen**

10'0" x 5'8"

With vinyl floor, a range of matching cream shaker style base and wall units with rounded wood effect edge work surfaces with one and a half bowl stainless steel sink unit with mixer tap, and ceramic tiling to splashbacks, integrated Bosch electric glass hob and Bosch electric fan assisted oven below, space and plumbing for washing machine, space for under counter fridge/freezer, double glazed window and door opening to the outside patio and garden beyond.

### **Outside**

To the front of the property is a designated car parking space, lawned fore garden and pathway leading to front door.

### **Rear Garden**

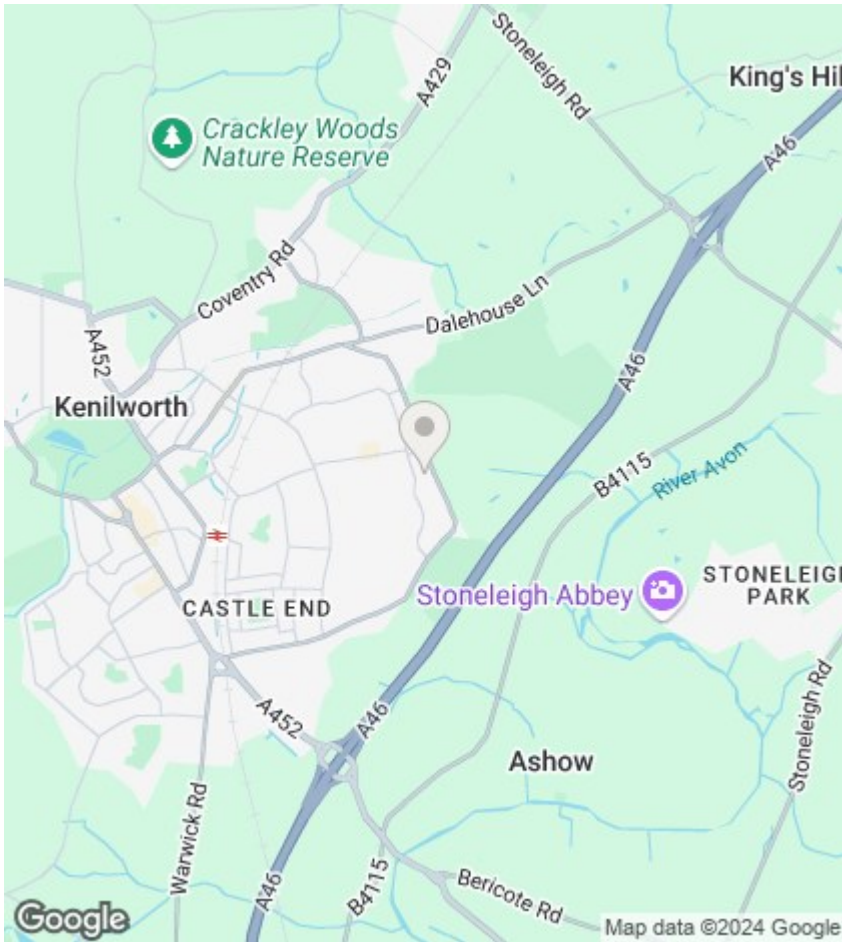
Fully enclosed with riven paved patio with raised railway sleeper edging, fully enclosed by perimeter fencing, attractively planted with a good variety of shrubs and plants, with low maintenance gravel.

### **Tenure 50% Ownership**

The property is available for purchase on a 50% share with Orbit Housing owning the further 50% and leaving a charge for the rental and occupation of the further interest of: £209 per month which covers the rental share, ground rent and buildings insurance. We are advised by the vendor that the housing association are willing to allow staircasing to a higher percentage share if desired.

### **Fixtures & Fittings**

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



## Viewings

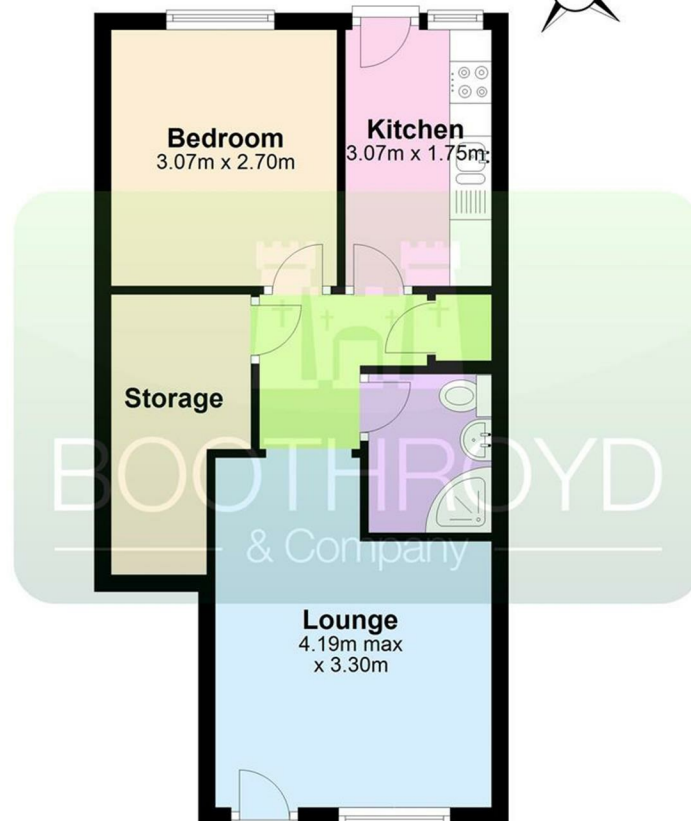
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

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

## Ground Floor

Approx. 38.9 sq. metres



Total area: approx. 38.9 sq. metres