



## The Gallery, 91 Abbey End, Kenilworth, CV8 1QJ

Offers In Excess Of £350,000

- Kenilworth Town Centre Penthouse Apartment
- Two Well Proportioned Bedrooms & Bathrooms
- Secure Underground Allocated Parking Bay
- Recarpetted & Redecorated Throughout
- Offered With No Onward Chain
- Open Plan Lounge With Fitted Kitchen
- EPC Rating C - 80
- Underfloor Heating & Double Glazing
- Stunning Views And Central Atrium
- Warwick District Council Tax Band D



# 91 Abbey End, Kenilworth CV8 1QJ

Welcome to this stunning Penthouse Apartment located in the heart of Kenilworth Town Centre. Situated in Abbey End, this modern property offers a luxurious living experience with its two bedrooms, two bathrooms, and a spacious reception room perfect for entertaining guests or relaxing after a long day.

Built in 2009, this new build flat boasts contemporary features and a generous 893 sq ft of living space. The property's modern design is complemented by its penthouse position, offering far-reaching views into Abbey End and beyond.

Convenience is key with underground parking available for one vehicle, ensuring you never have to worry about finding a parking spot in the bustling town centre. Whether you're looking to enjoy the local amenities, explore the historic surroundings, or simply unwind in a stylish setting, this Penthouse Apartment offers the perfect blend of comfort and sophistication.

Don't miss out on the opportunity to make this town centre gem your new home. Contact us today to arrange a viewing and experience the beauty of Kenilworth living at its finest.



Council Tax Band: D



## Communal Entrance

You enter through a secure door into the reception lobby. With an easy tread staircase rising to all floors, access to the lifts and doorway into the secure underground parking bays and bin storage.

## Atrium

A particular feature of The Gallery is the stunning planted central atrium with mature planting and seating area. On the apartment landing there is also outside seating and views onto the planted areas.

## Hallway

Entered through a hardwood door and having a storage cupboard housing the condensing boiler and pressurised cylinder, coat hanging and all doors lead off.

## Open Plan Lounge And Kitchen

19'7" x 6'6"

## Lounge Area

With windows and sliding door onto the balcony. There is a security video intercom. The lounge is open to the kitchen.

## Kitchen

The kitchen is comprehensively fitted with a range of modern beech effect units. The base units have a dark marble effect counter with upstands and an inset four ring gas hob with a brushed steel extractor canopy and double oven beneath. There are integrated appliances that include a fridge freezer, dishwasher and washing machine. The stainless steel sink unit has a mixer tap and is set beneath the window into the courtyard. Wall units have pelmet lighting and also incorporate an eye level microwave.

## Bedroom One

9'9" x 12'7"

Glazed door onto the balcony, fitted wardrobes with matching dressing table with vanity mirror and doors off to:

## En Suite Shower Room

With a generous shower cubicle, close coupled wc and pedestal wash hand basin. Tiled floor and splashbacks and a chrome heated towel rail.

## Bedroom Two

9'9" x 8'11"

Glazed door onto the balcony and fitted wardrobes.

## Bathroom

Fitted with a white suite that comprises a panelled

bath, half pedestal wash hand basin and concealed cistern wc. Tiled floor and to splashbacks. Frosted window and a chrome heated towel rail.

## Balcony

The decked balcony is accessed from the three principal rooms and runs the length of the apartment. It has a brushed steel balustrade and glass pane inserts.

## Underground Parking

Entered through a electric secure shutter is a ground floor secure parking bay with designated space allocated to the subject apartment. There is internal access for security linking to the entrance area with lift and stair access to all floors.

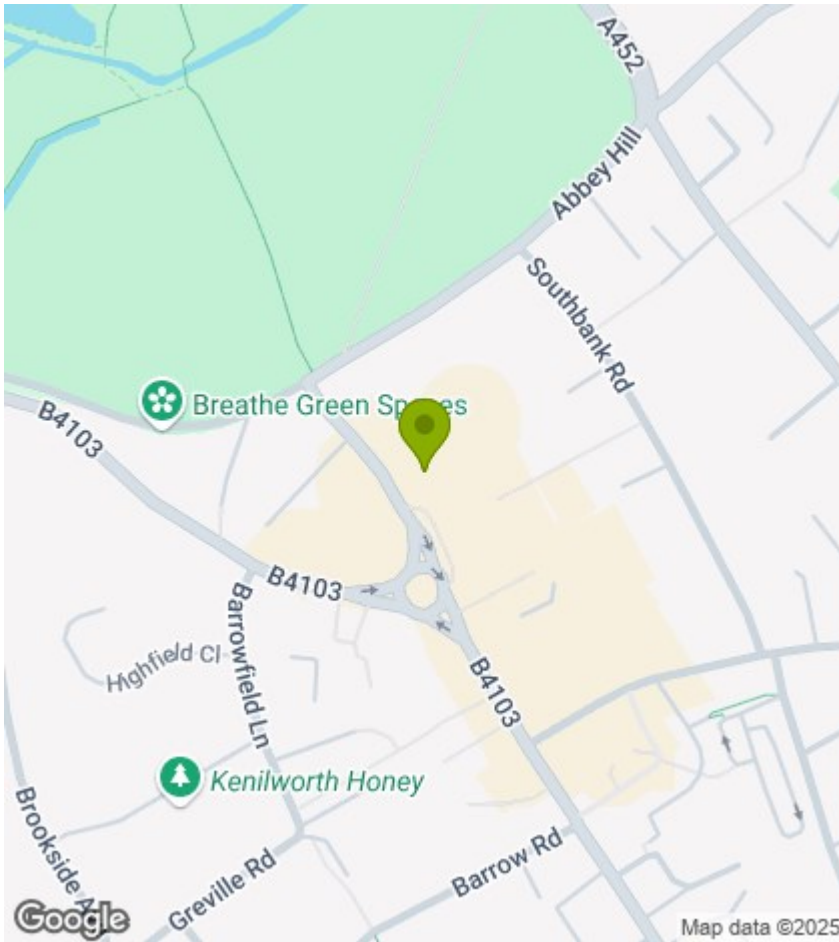
## Leasehold Information

The property is held on a 125 year lease from 25th March 2009. The ground rent is currently £200p.a. increasing within the prescribed timeline in accordance within the lease to £400 from 1st April 2034 until March 2059.

The service charge is currently £2,464 per annum payable to Centrick Ltd, First Floor, York House, 38 Great Charles street, Birmingham B3 3JY as managing agents for De Montfort Square Management Company Limited.

## Fixtures And Fittings

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



### Viewings

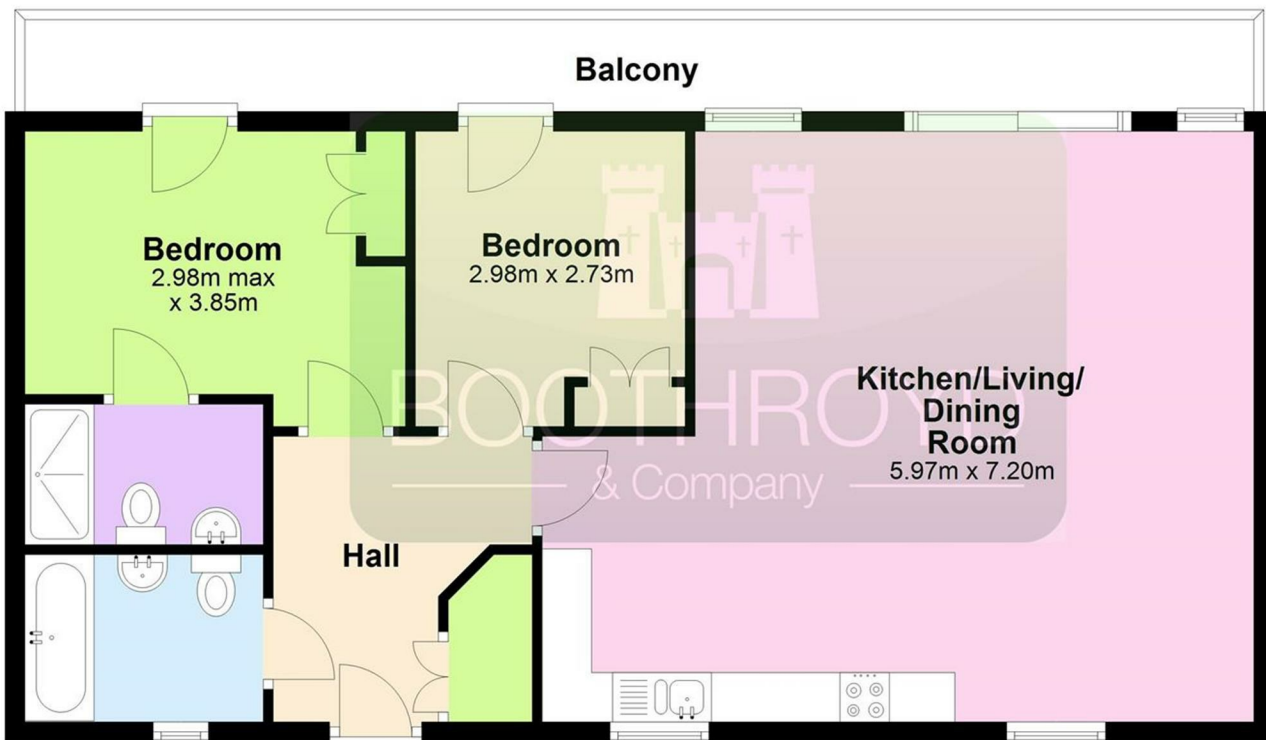
Viewings by arrangement only. Call 01926 857244 to make an appointment.

### EPC Rating:

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

### Third Floor

Approx. 74.2 sq. metres



Total area: approx. 74.2 sq. metres