



Castle Court, Park Road, Kenilworth

£292,500

- Modern Two Bedroom End Terraced House
- Living/Dining Room
- Energy Rating C - 70
- Two Double Bedrooms
- Attractive Garden & 1 Allocated Parking Space
- Canopy Porch
- Quality Refitted Kitchen
- Refitted Bathroom with Shower
- Modern Gas Central Heating & Double Glazing
- Warwick District Council - Tax Band C

Castle Court, Park Road, Kenilworth

A fully refurbished and beautifully presented modern two double bedroom End of Terraced house located in a safe and secure courtyard development, close to Old Town Kenilworth. The immaculately presented and refitted home comprises; canopy porch, living/dining room, refitted quality kitchen with integrated appliances, two first floor double bedrooms and refitted bathroom with shower. Outside an attractive low maintenance landscaped rear garden, allocated parking for one vehicle plus visitors. The property benefits from modern gas fired central heating and replacement double glazed windows. This would be ideal for a first time buyer/downsize or investment with projected rental income of £1,100 pcm.



Council Tax Band: C



Approach

Over an arch entrance from Park Road to a block paved private courtyard with new courtesy lighting, residents parking. Paved pathway to a timber tiled canopy porch with outside light and security light with a composite front door and leaded double-glazed inset into the

Lounge

17'1" x 11'1"

With double glazed window to front. T.v point, ceiling light, smoke alarm, useful under stairs storage cupboard, radiator, low-level concealed electric isolation unit and stairs rising to the first floor. Going through the oak door into the

Kitchen

6'11" x 11'1"

Comprehensively refitted and remodelled with a range of magnet blue wood grain matching base wall units with Nickel handles and square edged wood grain effect laminate work surfaces. Single drainer stainless steel sink with Chrome mixer tap and a separate filter tap, light grey brick bond style ceramic tiling to splashback and window sill. Corner wine rack, integrated appliances to include an under counter AEG fan assisted oven with grill with four ring black AEG induction glass gas hob and illuminated extractor hood above. Integrated fridge freezer, ceiling light, LED down lighters and LED kick board lights, concealed cupboard housing the Ideal Esprit Eco 2 Combination Boiler servicing the hot water and central heating. There are Ceramic tiles to floor, a double glazed window and doorway to the garden.

First Floor Landing

With access to insulated and part boarded loft space with retractable ladder.

Bathroom

With a luxury refitted three piece white suite with encased low level w.c., panelled bath with central Chrome waterfall style mixer tap, mains fed shower with twin Chrome shower attachments. Two draw vanity sink unit with waterfall mixer tap with grey porcelain tiles to floor and walls. The bath has a shower curtain around it, and to the ceiling an extractor fan. There's a frosted double glazed window to side, heated Chrome towel and useful over stairs storage cupboard.

Double Bedroom One

9'1" x 11'1"

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

Double Bedroom Two

6'11" x 11'1"

With double glazed window to rear, ceiling light and radiator.

Rear Garden

Fully enclosed by perimeter fencing, laid to low maintenance attractive Indian sandstone with central lawn. Outside cold-water tap, side pedestrian gated access for bins and rear access along with a courtesy light.

Front

To the front of the property is a paved pathway to the front door and gravelled low maintenance fore garden.

Parking

There is one allocated parking space for the property, there is also additional guest parking for four cars on a first come first serve basis.

Maintenance Charges

There is a service charge of £200 per annum payable to Courts Leeds Management Company created by the owners within the development. These costs cover, maintenance of pathways and block paving, rear conifer trees, communal lighting and fencing repair. There is a retaining sinking fund.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

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.

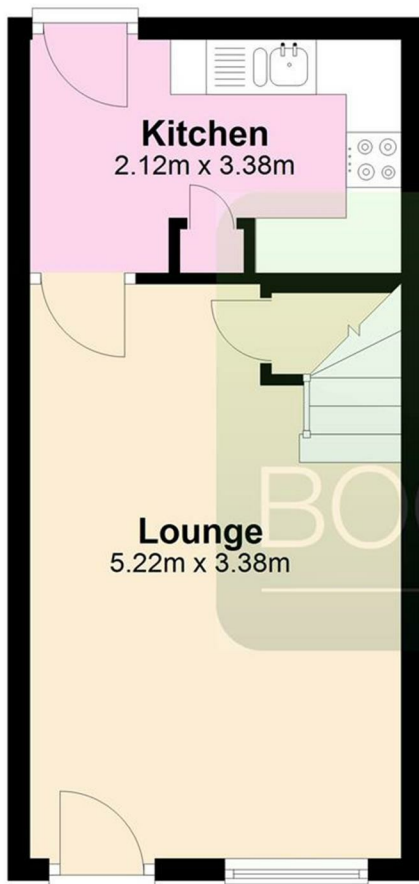
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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	

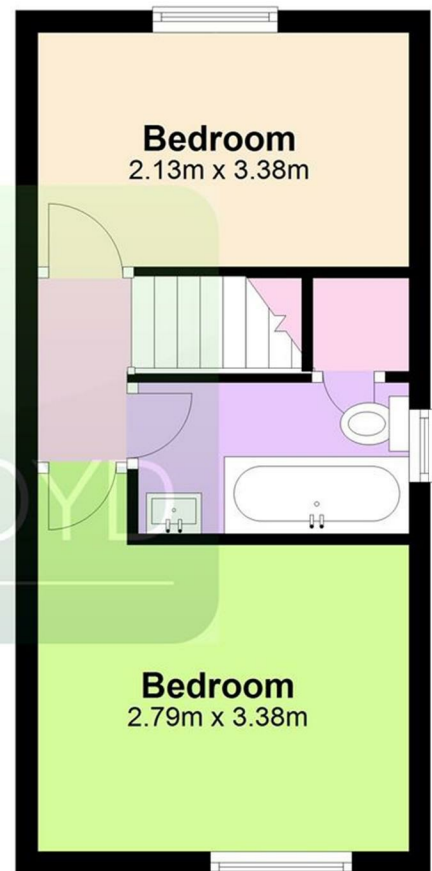
Ground Floor

Approx. 25.1 sq. metres



First Floor

Approx. 25.1 sq. metres



Total area: approx. 50.2 sq. metres