



Grafton Close, Kenilworth

Offers In The Region Of £325,000

- Quality First Floor Purpose Built Town Centre Gated Apartment
- Large Reception Hall With Cupboards
- Large Living Room
- Two Double Bedrooms
- Allocated Parking and Gas Central Heating
- Attractive Communal Hallway
- Energy Rating B - 82
- Breakfast Kitchen With Appliances
- Bathroom & Ensuite Shower Room
- Warwick District Council Tax Band D

Clarendon House Grafton Close, Kenilworth CV8 1HA

A spacious first floor apartment in this sought after secure gated development within close walking distance of all town centre amenities and facilities with full gas fired central heating and double glazing. The spacious accommodation, with projected rental of £1850 pcm or, making an ideal quality downsize offers: designated parking with secure electric gated entry, spacious quality communal entrance with security entry system and VDU screen. Spacious entrance hall, quality fitted large breakfast kitchen with appliances, large living room and master bedroom with fitted wardrobe, good en suite shower room, second double bedroom and quality white bathroom. Apartments of this size and quality within walking distance of the town are rare and viewing is recommended. The property is offered with no onward chain and vacant possession.



Council Tax Band: D



Approach

The apartment is approached through an electric remote controlled gated with entry from Clarendon Road. With visitor parking spaces and an allocated parking space for number 4, Clarendon House is the first block on approach

Communal Hall

With attractive presentation, having fitted carpets, timed lighting and stairs rising to the first floor.

Hall

Spacious square entrance hall, radiator, smoke alarm, intercom and visual display unit entry phone, large built in storage cupboard with range of fitted shelving, fitted light, fresh air venting, wall mounted electric isolation unit, built in airing cupboard with replacement Worcester Bosch combination boiler servicing the hot water and central heating.

Kitchen/ Dining Room

12'5" x 11'5"

Ceramic tiled floor, comprehensive range of oak fronted base and wall units with brushed steel handles. Rounded edge work surfaces with ceramic tiled splash backs, integrated one and a half bowl single drainer stainless steel sink unit, Bosch brushed steel four ring gas hob with illuminated cooker filter above, double electric fan oven. Integrated automatic dishwasher along with an integrated refrigerator and freezer, extensive range of drawers, cupboards, glazed high level units, integrated washing machine, ceiling down lighters, walk in double glazed bay window and double radiator with space for large breakfast table.

Lounge

15'11" x 15'8"

With full height double glazed windows either side of a Juliet balcony, two ceiling lights and two radiators.

Principle Bedroom

15'11" x 11'3"

With double glazed window to rear, radiator, ceiling light, built in double wardrobe with hanging and shelf, door to

Ensuite

With a three piece white suite with low level w.c, wash hand basin, walk in shower cubicle with mains fed shower, opaque double glazed window, heated towel rail, ceramic tiling to walls and floor.

Bedroom

12'5" x 11'3"

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

Bathroom

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath, ceramic tiling to walls and floor, opaque double glazed window, heated towel rail.

Designated Parking

There is designated parking for one car plus several shared visitors spaces.

Tenure

The property is Leasehold.

Service Charge

The property is leasehold and held on a 125 year lease from 2005. The maintenance charge is £2566.00 per annum and a ground rent of £299.27 per annum.

Services

All mains services are connected.

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 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

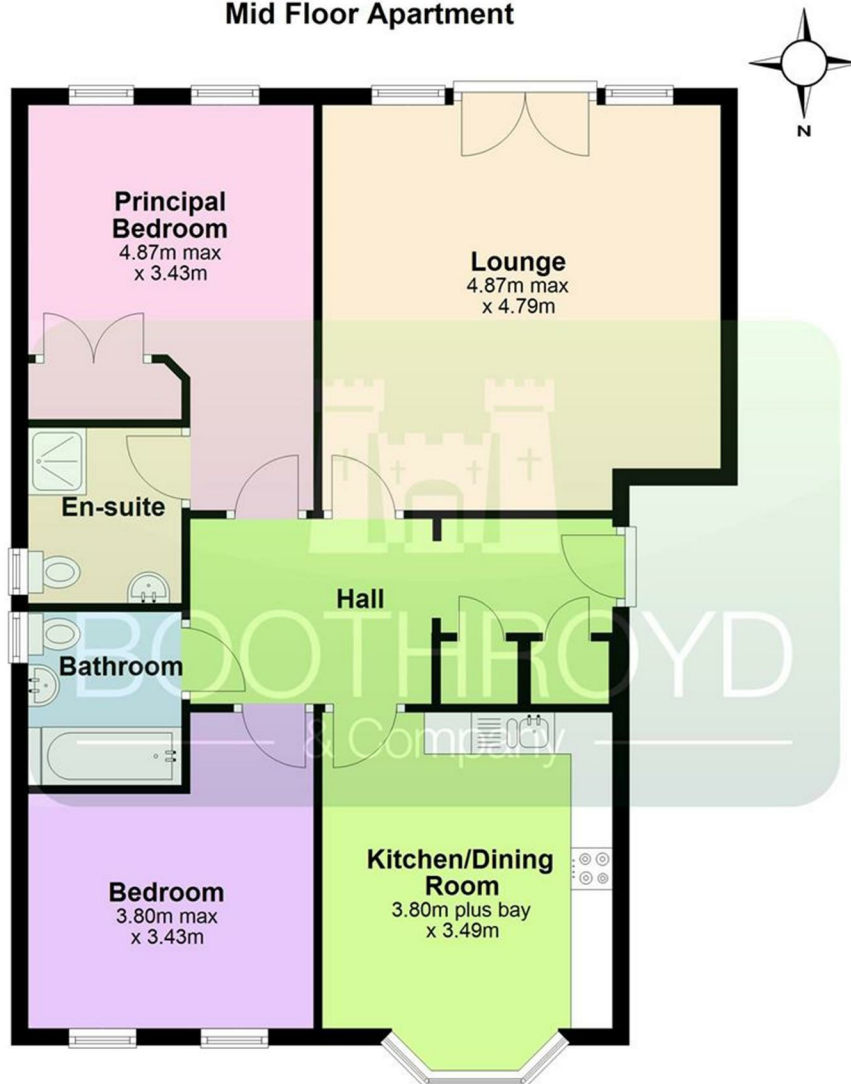
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(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	

Mid Floor Apartment



Total area: approx. 83.8 sq. metres