



## Ebourne Close, Kenilworth

Offers In The Region Of £140,000

- Ground Floor Maisonette
- Lounge With Laminate Flooring
- Upgraded Electric Heating
- Share Of The Freehold
- Warwick District Council - Tax Band A
- One Double Bedroom
- EPC Rating C - 72
- Double Glazing Throughout
- Bathroom With Electric Shower
- Viewing Essential

# Ebourne Close, Kenilworth

A one bedroom ground floor maisonette with its own front entrance. The property is fully double glazed and comprises a vestibule lounge with laminate flooring, one double bedroom, bathroom with an electric shower and a fitted kitchen with appliances that includes a washer/dryer, under counter fridge and a brushed steel oven and hob. Outside is a lawned area to the front and an allocated parking bay to the rear. The property is offered for sale with no onward chain and would make an ideal first time buy or investment with projected rental of £850 pcm.



Council Tax Band: A



## THE PROPERTY

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## VESTIBULE

Accessed via a Georgian style double glazed door, tiled floor and a door leads into the lounge.

## LOUNGE

16'2" x 9'3"

With a new electric fire, laminate flooring and doors off to

## KITCHEN

10'0" x 5'7"

Fitted with a range of modern oak fronted base and wall units. The base units have a granite effect countertop with an inset stainless steel sink unit set beneath the double glazed window to the fore. Built in brushed steel oven with four burner electric hob. Included is a washer/dryer and an undercounter fridge. Tiled flooring.

## LOBBY

With an airing cupboard housing the lagged copper cylinder and doors off to

## BATHROOM

With tiled flooring, splashbacks and comprising a three piece original pampas coloured suite, panelled bath with electric shower over, pedestal wash hand basin and a low flush w.c, extractor fan.

## BEDROOM

10'7" x 11'8"

Double glazed window to the rear with a new sensor controlled electric panel heater beneath, double wardrobe and an understairs storage cupboard.

## FRONT GARDEN

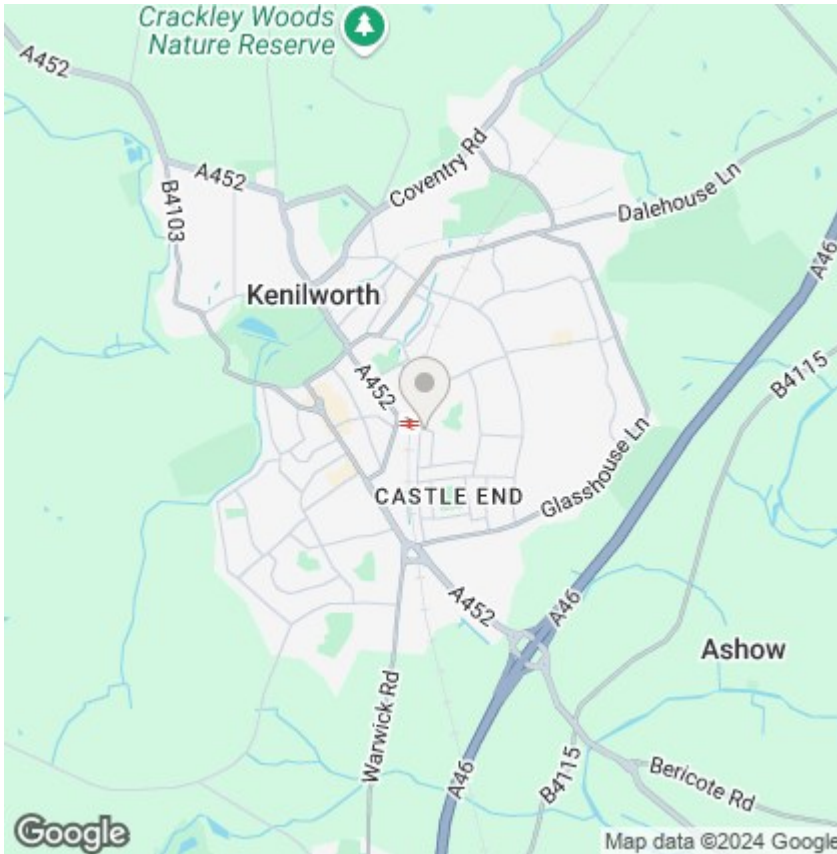
Mainly laid to lawn with a shared pathway to the front door.

## TENURE

The eight apartments each hold one share in Eboune Close (56-53) Management Company Ltd, which holds the Freehold for the eight apartments. The property will hold a lease of 150 years from 25th December 1981 with 107 years remaining upon completion of the sale. There is no ground rent or maintenance charges applicable.

## 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</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. 38.8 sq. metres



Total area: approx. 38.8 sq. metres