



## Warwick Road, Kenilworth

Offers In The Region Of £120,000

- One Bedroom First Floor Town Centre Apartment Ideal First Time Buy Or Investment
- Living/Dining Room With Bay Window
- Fitted Kitchen
- Gas Central Heating
- No Onward Chain 90 Year Lease Extended on Completion
- Private Ground Floor Entrance
- Energy Rating D - 63
- No Service Charge or Ground Rent
- Modernisation Required Throughout
- Warwick District Council Tax Band A

# Warwick Road, Kenilworth

A spacious one double bedroom First floor character apartment in a central Kenilworth location sandwiching both Waverley and Warwick Road. This would make an ideal first time buy or investment property and is sold with a extended 90 year lease upon completion. Offered for sale with no onward chain the spacious apartment would benefit from general modernisation and improvement and work to the sash windows. It benefits from gas central heating and on road parking is available on a permit basis on Bertie Rd or Waverley Rd. The accommodation comprises, shared entrance foyer, communal landing, spacious living/dining room, double bedroom, fitted kitchen with appliances included, bathroom with shower.



Council Tax Band: A





### Approach

Over a block paved pathway to a Hardwood front door with glazed inset either side into the

### Communal Hall

With original tiled Minton flooring, ceiling light, gas meters and electric isolation unit stairs rising to the first floor landing with matching banister rail, under stairs storage with power point.

### Communal Landing

With ceiling light, original coving, door into the

### Living/ Dining Room

With height ceilings and feature original coving two radiators, feature arch, large walk in bay window with sash windows and views across central Kenilworth, temperature control clock for the central heating, door to the

### Kitchen

Fixed with a range of matching beech fronted base and wall units with black marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, integrated Whirlpool single under counter fan assisted oven with grill and four ring stainless steel Whirlpool gas hob, Beko washing machine plus stacked fridge and separate freezer included in the sale, ceramic tiling to splash back, vinyl floor, ceiling strip light, vinyl floor, wall mounted Worcester Bosch combination boiler servicing the hot water and central heating, original sash window fronting onto the main Warwick Road.

### Double Bedroom

With direct access off the living room with dual aspect original sash windows onto Waverley and Warwick Road, a spacious double bedroom with ceiling light and high ceilings.

### Inner lobby

With door off the living room with ceiling light, wall mounted electric isolation unit, access to loft space, door to the

### Bathroom

With a three piece Pampas coloured suite with low level w.c., pedestal wash hand basin, panelled bath with Triton electric shower over, ceramic tiling to splash back, vinyl floor, extractor fan, ceiling light, radiator, two frosted sash windows to front.

### Tenure

The Property is Leasehold.

### Service Charge

No Service Charge/Peppercorn Rent

Lease Start Date 06 Jun 1984

Lease End Date 25 Mar 2083

Lease Term 99 years from 25 March 1984

Lease Term Remaining 58 years, note on completion a 90 year extension to the lease will be added to the current 58 years remaining giving you a 148 year lease.

### Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

92 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

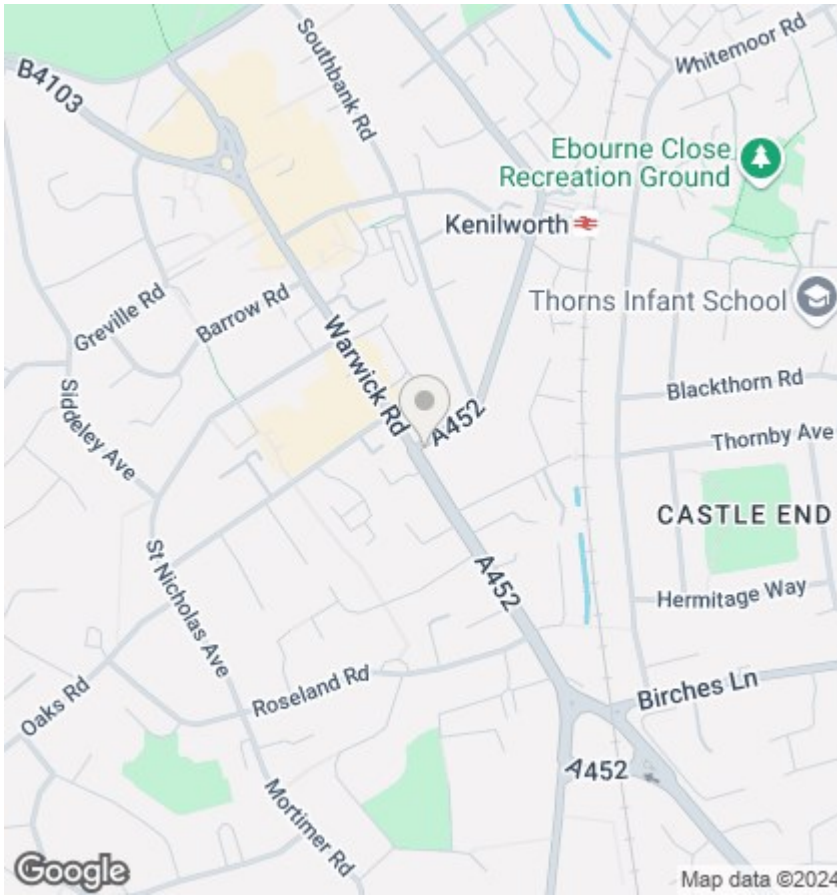
Virgin

### Fixtures & Fittings

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

### Parking

There is no allocated parking, on street parking is available on Waverley Road and Bertie Road, by way of a resident permit.




## Viewings

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

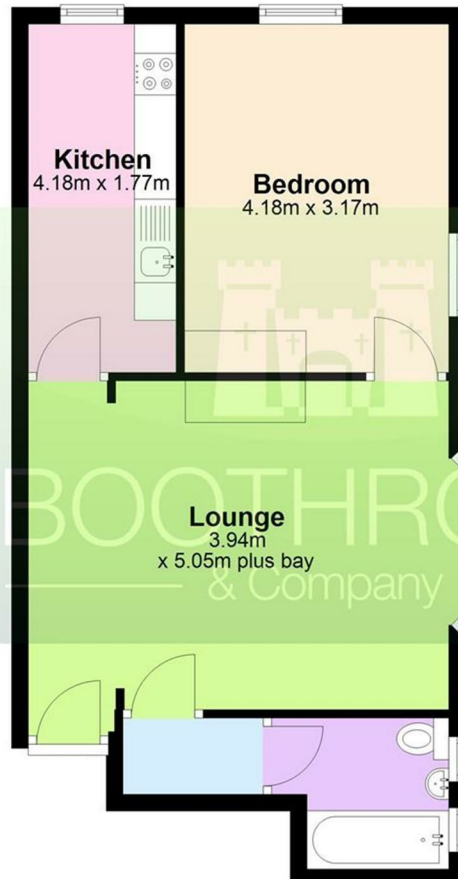
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>76</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 	

## Top Floor Flat

Approx. 47.6 sq. metres



Total area: approx. 47.6 sq. metres