



## 10 Alexandra Court, Kenilworth, CV8 1SB

£162,500

- Modern First Floor Apartment
- Lounge & Dining Room
- Energy Rating D- 65
- Electric Storage Heating & Woodern Double Glazing
- Share Of Freehold and Long Lease
- Shared Secure Entrance & Allocated Parking
- Bathroom With Shower
- Private Balcony For Summer Sitting
- Ideal First Time Buy/Downsize Or Invention With Rental of £850 PCM Expected
- Warwick District Council - Tax Band B

# 10 Alexandra Court, Kenilworth CV8 1SB

A first floor attractively presented and well-maintained leasehold apartment with a share of the freehold all within walking distance of Kenilworth town centre with its full range of facilities and amenities, conveniently positioned for the Railway Station and offering delightful accommodation for a first-time buyer, retiree, or investment purchaser. The Property comprises: private front door, lounge with front balcony, dining area, fitted kitchen with integrated oven and hob, lobby with built-in airing cupboard, double bedroom with fitted wardrobes, fully fitted bathroom with shower, and allocated parking for one vehicle. The property is offered for sale with no onward chain and has a tenant in situ.



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Council Tax Band: B

### **Approach**

To timber stairs rising to first floor with banister rail and timed lighting to private panelled front door with fittings and spy hole.

### **Lounge**

With hardwood double glazed window to rear and feature archway to the With double glazed hardwood sliding patio doors to front balcony, two up-lighters, creda dual storage and convection heater with dual heater, t.v. aerial point, smoke alarm.

### **Kitchen**

Fitted with a range of original grey units with marble effect rounded edge work surfaces, ceramic tiled splash backs, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated four ring Beko electric hob, Bosch electric fan oven and grill beneath, Lec fridge/freezer with storage cupboard above and housing unit, Indesit automatic washing machine with associated plumbing, base and wall units, fitted drawers, vinyl tiled floor covering, hardwood double glazed window overlooking the rear, spot light fitment.

### **Balcony**

Ideal for summer sitting overlooking the communal courtyard, timber decking and secure railings.

### **Bedroom**

With double glazed windows to two aspects, Creda electric night storage heater, two wall up-lighters, t.v. aerial point, built in wardrobes with additional cupboards over the double bed position, matching bedside tables and chest of drawers with vanity unit.

### **Bathroom**

With an original peach coloured suite with panelled bath, twin hand grips, Mira shower with folding glazed shower screen and full tiling to surrounds, pedestal wash hand basin with tiled splash back, low level w.c., electric fan heater, opaque wooden framed double glazed window with tiled sill to rear, electric towel rail/radiator, mirrored vanity cabinet access to the insulated roof space.

### **Tenure**

The property is leasehold, held on a 189 year lease from 1st January 1989 with the freehold vested in the owners of Priory Road Kenilworth Ltd and with the subject property having an 18th share of the freehold. The service charge is £564 per annum/£47 per calendar month, includes building insurance, exterior painting and repairs together with maintenance of the

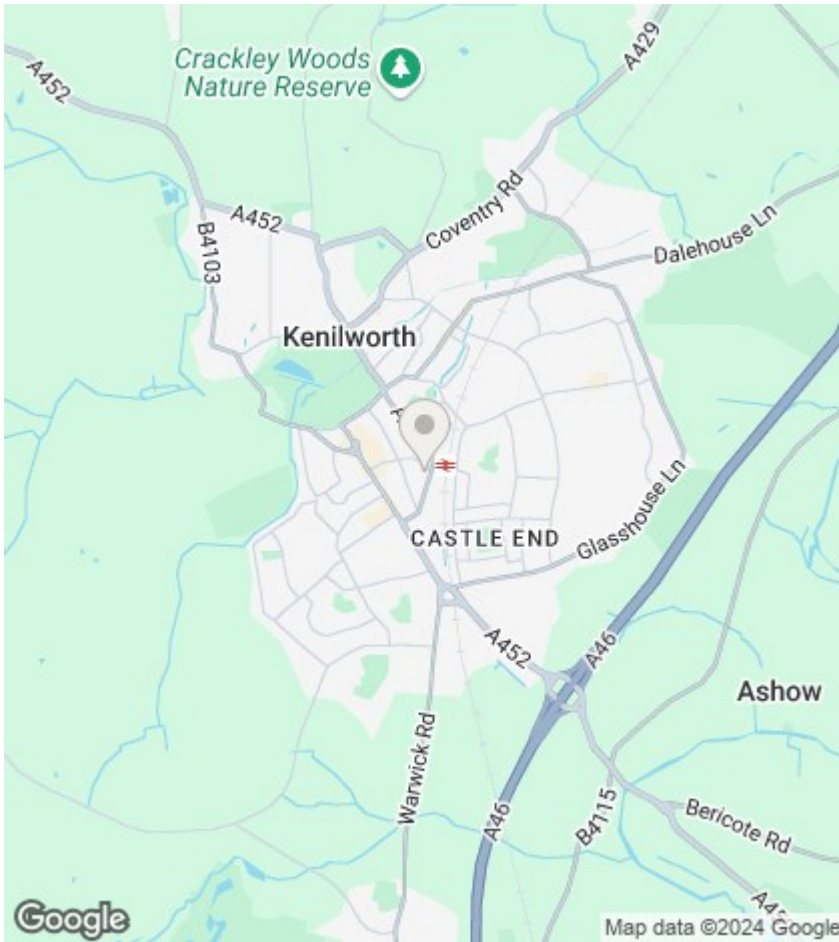
communal gardens, payable to the managing agents Edward H Marstons and Co Ltd. There is 154 years left on the lease.

### **Outside**

The property is approached over a communal courtyard with tarmac driveway to a block paved area with a designated car parking space allocated to apartment 16.

### **Fixtures and Fittings**

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



## Directions

## Viewings

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

## EPC Rating:

D

