



## Apline Court, Kenilworth. CV8 2QB

Asking Price £325,000

- Fully Modernised Three Storey Property
- Newly Installed Gas Central Heating System
- Three Well Proportioned Bedrooms
- Parking For Two Vehicles To The Fore
- Available With No Onward Chain
- Stunning Kitchen/Family Room With Breakfast Area
- EPC Rating C
- Refitted Bathroom With Shower
- Beautiful Outlook Across Lower Ladyes Hill Rooftops
- Warwick District Council Tax Band D

# 18 Alpine Court, Kenilworth CV8 2QB

A generous three storey terraced house that has been extensively refurbished by the current owner. Set on a service road the property enjoys far reaching views to the front and you enter into a front hallway with the stunning kitchen/family room beyond. Comprehensively fitted with charcoal grey wall and base units and having integrated appliances and a separate cloakroom. On the first floor is the lounge and third bedroom whilst on the second floor are two further bedrooms and refitted bathroom. The property benefits newly installed gas central heating and double glazing. Outside is parking for two vehicles and there are communal grounds around the property. Offered with no onward chain. Viewing is highly recommended



Council Tax Band: D





### **Hallway**

Entered through a composite door and having laminate flooring, radiator and stairs rising to the first floor. Doors off to the storage area and family room/kitchen

### **Kitchen/Family Room**

The kitchen is comprehensively fitted with a range of charcoal grey wall and base units. The base units include a peninsula with seating and there is space for a washing machine beneath. There are woodblock effect counters with tiled splashbacks. Appliances include a four ring induction hob with extractor canopy, fridge freezer, electric oven and dishwasher. Composite sink beneath the rear window. There is a family area as well as a dining area with French doors onto the patio.

### **Cloakroom**

With a close coupled wc and vanity wash hand basin.

### **Landing**

With thermostat and doors off to

### **Bedroom Three**

Window to the rear with radiator beneath.

### **Lounge**

With twin windows to the fore having views across the rooftops, radiator and stairs to the second floor landing

### **Landing**

Access to loft void and doors off to

### **Bedroom One**

Twin windows to the fore with a radiator beneath and a storage and further airing cupboard.

### **Bedroom Two**

Window to the rear with a radiator beneath.

### **Bathroom**

Fitted with a P-shaped bath with thermostatic shower over, concealed cistern wc and vanity wash hand basin. Window to the rear and a chrome heated towel rail

### **Hardstanding**

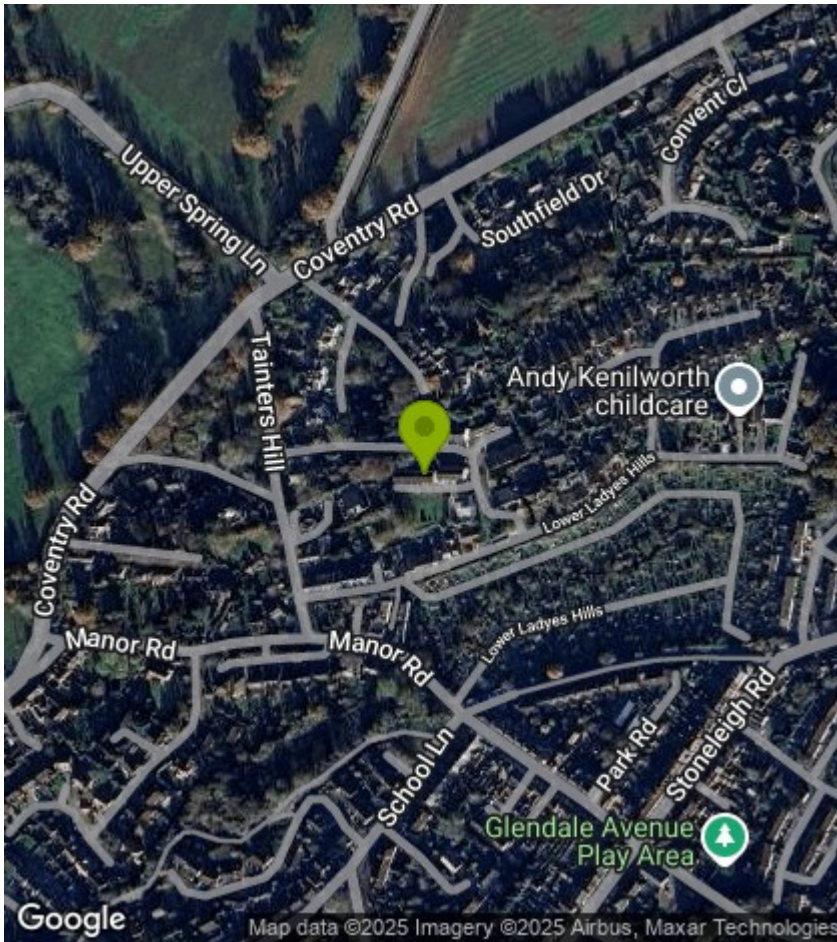
To the front of the property is hardstanding for two vehicles.

### **Outside**

To the front of the property is a green space provide a beautiful outlook from the property. To the rear are gardens to the properties which are maintained within the annual management charge. The current owner has received authority for the small laid patio that leads from the kitchen.

The property is held on a 999 year lease (less 3 days from 24th June 1963 leaving an unexpired term of 938. The management company is Alpine Court (Kenilworth) Ltd and an annual maintenance charge of £295 is applied. This includes Ground Rent.

### **Leasehold Information**



## 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>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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. 34.2 sq. metres



### First Floor

Approx. 33.4 sq. metres



### Second Floor

Approx. 34.2 sq. metres

