



St. Marys Court, Kenilworth

Asking Price £400,000

- Three Bedroom End Terraced
- Extended Garden Room With Lantern
- Hall & Cloakroom
- Warwick District Council Tax Band D
- Living Room
- Gated Town Centre Living
- Garage & Private Garden
- Dining Kitchen
- No Chain
- Energy Performance Rating C - 71

St. Marys Court, Kenilworth

A attractive end terraced property offering excellent accommodation, located in the heart of Kenilworth Town Centre, within a gated development, and offering a south westerly facing rear garden aspect. This three bedroom house benefits from; two double and one single bedroom, family bathroom and en-suite shower room and spacious living accommodation on the ground floor. The property has a fitted kitchen with integrated appliances and its own large dining area, garden room with bi fold doors onto the patio, a good size lounge with bay window and a downstairs cloakroom off the hall. The garden is not overlooked and there is also the benefit of a garage and parking space to the front of the property. The property is offered for sale with no chain, full double glazing and combi gas fired central heating.



Council Tax Band: D



Reception Hall

With wood laminate flooring, alarm control pad, ceiling light, radiator and door to

Cloakroom

With a low level w.c., corner pedestal wash hand basin, opaque double glazed window to front, radiator, wood laminate flooring, wall mounted electric isolation unit.

Lounge

14'3" x 16'3"

Spacious living room with walk in double glazed bay window, living flame effect electric fire with matching marble composite surround, TV and telephone points. Understairs open area ideal for further storage, stairs rising to the first floor, two radiators.

Kitchen/ Dining Room

Fitted with a range of beech fronted base and wall units with marble effect square edged work surfaces, single bowl stainless steel sink with mixer tap, integrated single fan assisted Indesit oven with 4 ring gas hob, integrated Bosch dishwasher, space and plumbing for washer/dryer, integrated fridge freezer, cupboard concealing the Worcester Bosch boiler servicing the hot water and central heating, space for dining/ breakfast table, grey laminate flooring, double glazed window and French doors into the

Orangery

8'9" x 15'2"

A beautiful room with a roof lantern and surround LED down lighters, three leaf aluminium bi fold doors opening onto the patio, grey laminate floor, TV point and wall mounted electric panel heater.

First Floor Landing

With matching banister rails and spindles, storage closet and separate airing cupboard with slatted shelving and hanging rail, with access to insulated loft space, ceiling light and door to

Master Bedroom

9'4" x 9'9"

With a double glazed window to rear, TV and telephone points, built in double wardrobe with hanging rail and shelf, ceiling light, radiator and door to the

En-Suite

With a three piece white suite with low level w.c., pedestal wash hand basin, walk in shower cubicle with mains fed shower, opaque double glazed window to side, vanity mirror, radiator.

Bedroom Two

8'3" x 9'9"

With fitted wardrobe and double glazed window to fore, radiator, ceiling light.

Bedroom Three

9'4" x 7'1"

With a double glazed window to fore, ceiling light, radiator, wood laminate flooring.

Family Bathroom

6'2" x 6'2"

With a three piece white suite with low level w.c., pedestal wash hand basin, panelled bath with mains fed shower over, double glazed window to rear, radiator, vinyl flooring.

Rear Garden

Offering a pleasant South Westerly rear aspect with laid full width patio with lawn, Ash tree and side timber gate leading to the front.

Garage

With a driveway to front with parking for 1 car, metal up and over door to front, power and light connected with useful eaves storage.

Fixtures and Fittings

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

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

110 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Tenure

The property is Freehold however there is a in house management company of 23 shareholders which agree a ongoing Maintenance fee which is £45 per month which is for road maintenance, electric gate repairs, landscaping communal areas and boundary fences.



Viewings

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

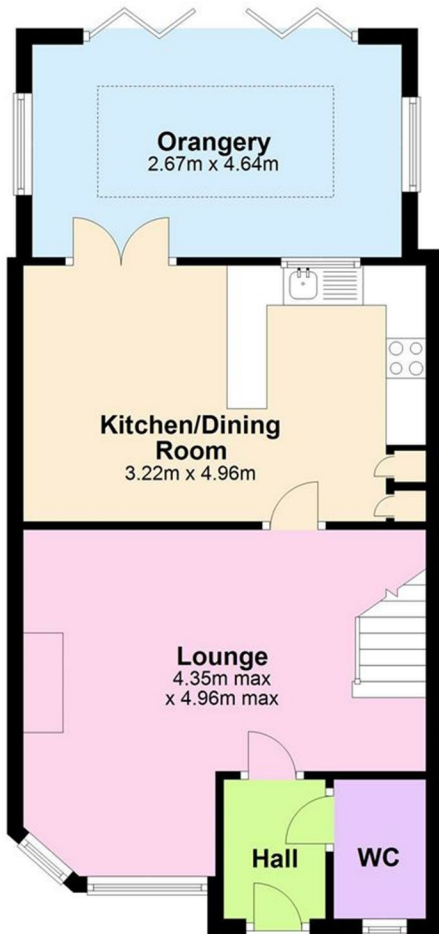
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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	

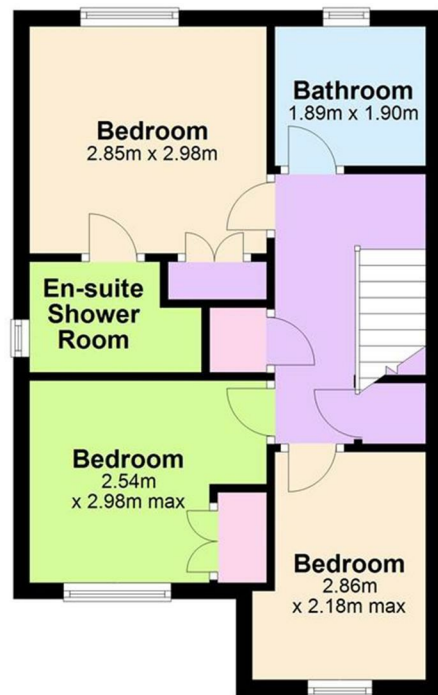
Ground Floor

Approx. 52.8 sq. metres



First Floor

Approx. 37.4 sq. metres



Total area: approx. 90.2 sq. metres