



Kenilcourt, Clinton Lane, Kenilworth

Offers In The Region Of £315,000

- Top Floor (3rd floor) Apartment Requiring Internal Modernisation
- Balcony & Lovely Countryside Views
- Three Good Bedrooms
- Two Separate garages En Bloc
- No Onward Chain
- Living/Dining Room & Fitted Kitchen
- Energy Rating E - 54
- Bathroom & Separate W.C
- Gas Central Heating & Double Glazing
- Warwick District Council Tax Band D

Kenilcourt, Clinton Lane, Kenilworth

A spacious three-bedroom purpose built apartment located on the popular castle side of town with superb countryside views to rear. Requiring general modernizing Kenilcourt is a third (Top) floor apartment with double glazing and gas central heating. Requires internal inspection to appreciate the space offered. The property offers: entrance reception hallway, spacious living/dining room, fitted kitchen, original bathroom, separate cloakroom, three good sized double bedrooms, lovely balcony with views west facing views over open countryside, two garages en-block, ample off-road car parking. This would make an ideal downsize. Subletting not allowed.



Council Tax Band: D



Approach

Approached through a secure entrance door with intercom system, stairs rising to a third-floor landing with wooden panelled front door leading into the

Hall

With central ceiling light, radiator, and shelf, telephone entry system for front door, built-in storage cupboard with coat hooks wall mounted electric isolation unit, useful cupboards above door through to the

Inner Hall

Internal opaque glazed light panelled doors leading off, airing cupboard with fitted lagged copper cylinder with fitted immersion heater, range of slatted shelving, multi paned opaque glazed door through to the

Kitchen

10'5" x 9'5"

Fitted with a range of matching base and wall units with wood grain effect round edge work surfaces with ceramic tiled splash backs, single drainer stainless steel sink with chrome mixer tap, integrated undercounter Bosch electric fan assisted oven and four ring gas hob over with concealed illuminated extractor hood above, integrated fridge freezer, space and plumbing for washing machine, floor mounted Potterton Kingfisher boiler servicing the hot water and central heating, vinyl floor covering, under pelmet lighting, central ceiling strip light secondary glazed window, and double glazed door onto the balcony, door to the

Lounge/ Dining Room

14'6" x 21'11"

With radiator, coving, central ceiling light, wall, light, original wall mounted electrical fireplace, large, double-glazed window, magnificent views across rear fields, door to reception hallway, double glazed door to balcony, and through to the

Balcony

4.00m wide x 1.76m deep - Wrought iron railings, beautiful west facing rear aspect with magnificent countryside views.

Bathroom

Original pink two-piece suite with pedestal wash hand basin, original steel bath with Triton electric shower over, ceramic tiled walls, two mirrored vanity cabinets, wall mounted electric bar heater, opaque double-glazed window to front, heated chrome towel radiator, cushion flooring.

Cloakroom W.C

With a low-level W.C., ceramic tiling to half height walls, cushion flooring ceiling light, opaque double-glazed window to side.

Bedroom One

10'3" x 12'9"

One With radiator, double glazed window to front, central ceiling light, built-in double wardrobe with hanging rail and fitted shelving, matching cupboard above, built in bedside tables, single wardrobes and over bed storage.

Bedroom Two

10'3" x 12'9"

With radiator, double glazed window, built-in double wardrobe with hanging rail and shelving, matching cupboard above, central ceiling light.

Bedroom Three/Study

10'9" x 8'8"

With double glazed window to rear, shelving, with magnificent views across fields, central ceiling light.

Two Freehold Garages

Two separate single garages one in each block with up and over doors to front, accessible from a tarmac forecourt adjacent to the apartment

Tenure

The property is leasehold and held on a 945-year lease from 1962. Each flat owns a share of the freehold and is responsible for the property management and has a share in Kenilcourt (Kenilworth) Limited. The service charge is currently £210 per month which includes the upkeep and repair of the external fabric of the building, communal areas including gardens, grounds and stairwells, buildings insurance, external window cleaning and internal cleaning of the communal areas. No pets or sub-letting of the properties is allowed.

Services

All mains services are connected.
Mobile coverage

EE
Vodafone
Three
O2
Broadband

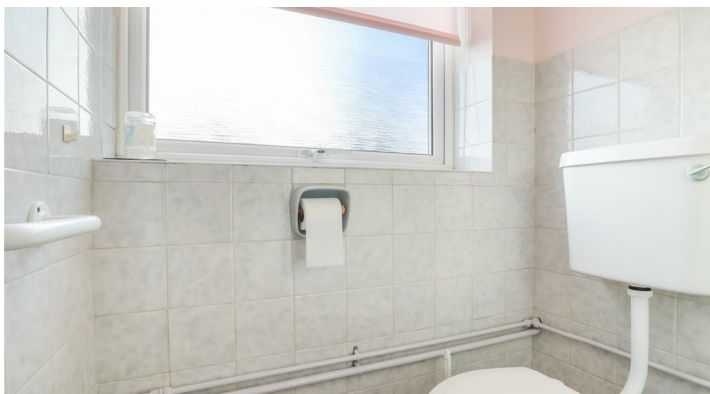
Basic
12 Mbps
Superfast
72 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

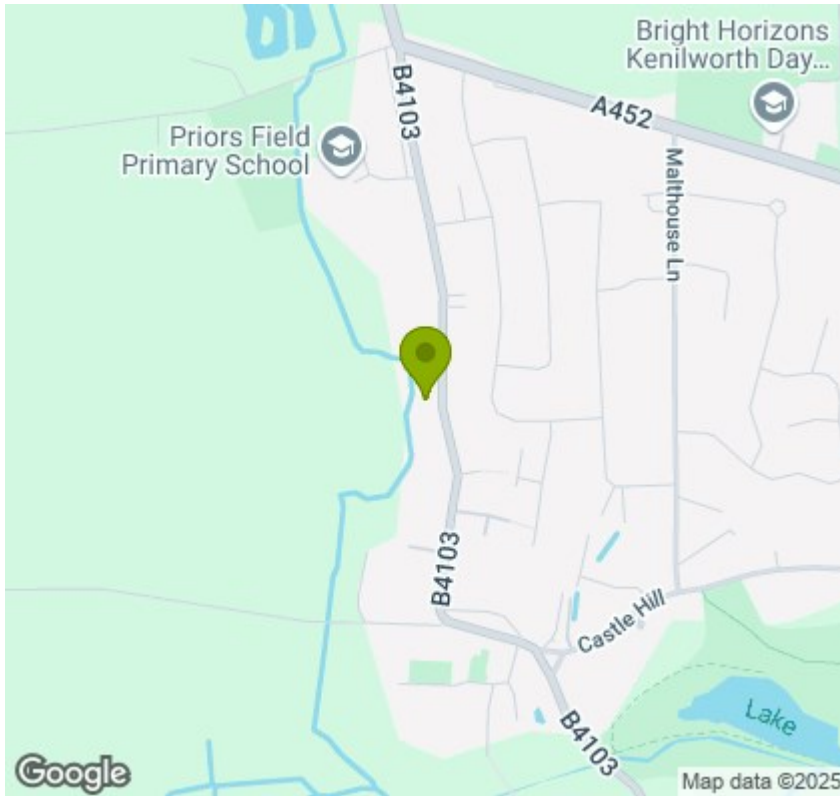
BT
Sky
Virgin

Fixtures & Fittings

All fittings and fixtures 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.

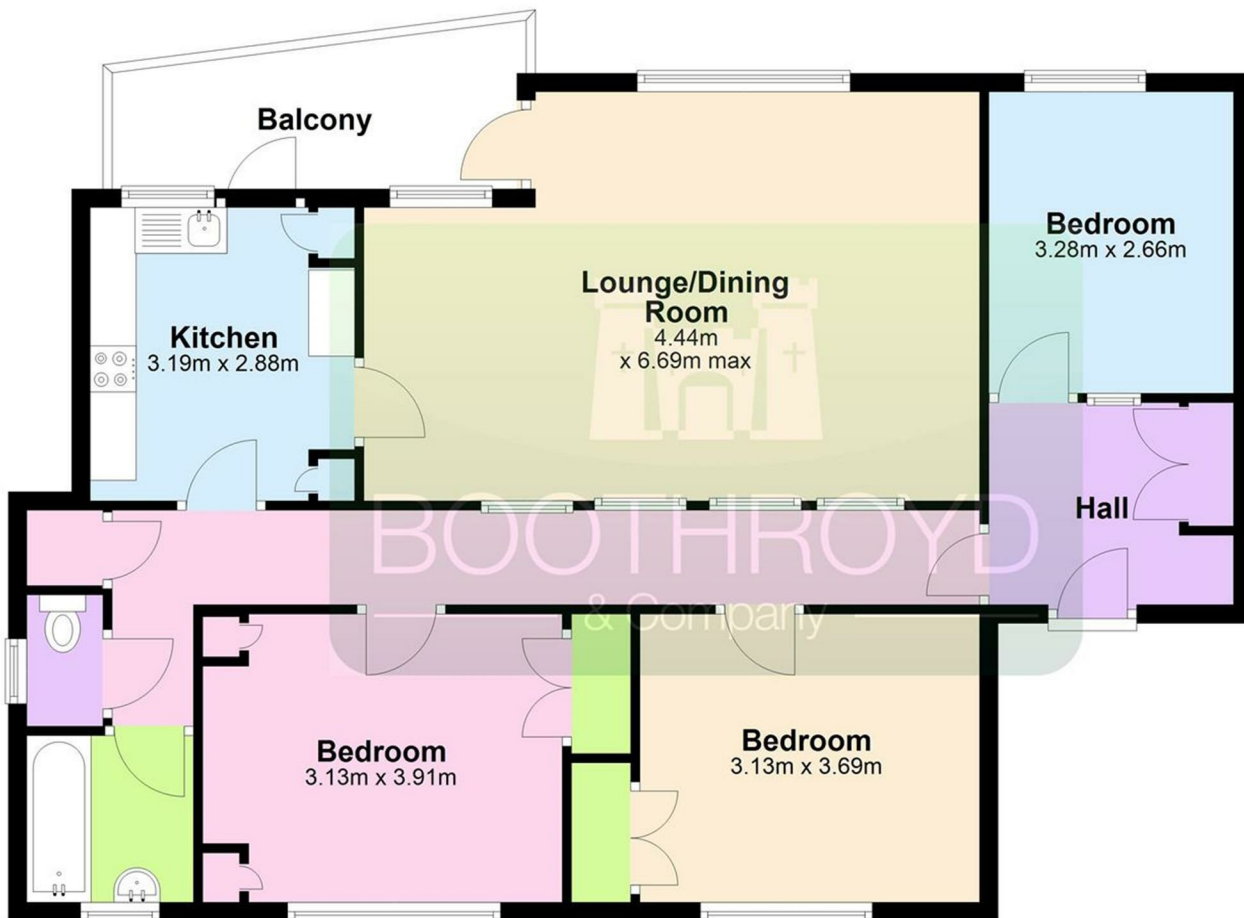
EPC Rating:

E

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 75 |
| (55-68) D | | 54 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Second Floor Flat

Approx. 97.0 sq. metres



Total area: approx. 97.0 sq. metres