



Pepper Lane Mews, School Lane, Kenilworth

Offers In The Region Of £380,000

- Character Two Bedroom Mews Conversion
- Lounge/ Dining Room
- Cloakroom W.C.
- Gas Central Heating & New Double Glazing
- Allocated Parking
- Open Plan Kitchen
- Energy Rating C - 74
- Two Double Bedrooms Both With Ensuites
- Front Patio Sitting Area
- Warwick District Council Tax Band E

Pepper Lane Mews, School Lane, Kenilworth

A stylish two bedroom mews property, known as Pepper Lane Mews, being a former builders' yard converted approximately 15 years ago of individual character houses and apartments. The development comprises a tasteful combination of modern contemporary style using the best traditional materials and architecture. Much use of oak has been used throughout the house in addition to the clever use of lighting and new double glazing. The property has spacious accommodation arranged over two floors comprising, open plan kitchen, cloakroom w.c, living/dining room, to the first floor there are two bedrooms both with ensembles. The property has a small patio terrace to the front, allocated car parking space and is superbly located within a few minutes walk of the Castle, the Old High Street and the delightful and sought after Abbey Fields.



Council Tax Band: E



Approach

Cobbled driveway approached through a communal arch, step with composite front door with frosted glazed inset into the

Reception Hall Area

With oak strip floor, ceiling spot light, radiator, two steps up to the

Kitchen Area

16'11" x 12'11"

Comprehensively fitted with a range of matching white high gloss base and wall units with wood block effect rounded edge work surfaces, stainless steel inset one and a half bowl sink unit with mixer tap over and cupboard under. Integrated Bosch dishwasher, five ring gas hob with Neff extractor hood over and Neff double oven under. Integrated fridge and freezer and an additional integrated fridge. Ceramic tiling to floor, large Velux window and cupboard housing the Vaillant combination gas boiler servicing the hot water and central heating.

Four steps down to to the living room and door to

Cloakroom W.C.

With a two piece white suite with low level w.c, pedestal wash hand basin with tiled splash back, wall mounted mirror, LED downlighters, extractor fan, ceramic tiling to floor.

Lounge / Dining Room

20'7" x 13'3"

With feature electric wood burning stove with light, brick chimney breast with brick hearth and oak mantle, double glazed window to front and side, range of ceiling spot lights, opening to the Dining Area. With space for large dining table, feature exposed brick wall, radiator, ceiling spot lights.

First Floor Landing

Split Level Landing With access to large roof storage space with retractable ladder, attractive oak and glazed stairs with frosted oak and glazed door to

Principle Bedroom

9'6" x 10'11"

With double glazed window to front radiator, built-in in triple built-in in wardrobe to one wall with hanging and shelf, two ceiling spot lights, radiator, door to

Ensuite

A three piece white suite, low level w.c, pedestal wash hand basin and P shaped bath with mains fed shower over. Porcelain tiling to walls and floor, heated chrome towel rail, mirrored LED anti-mist mirror, LED ceiling down lighters, extractor fan.

Bedroom Two

9'4" x 9'11"

With a vaulted ceiling and oak beams, radiator, built-in high level storage cupboard and built-in over bulk head storage cupboard with matching cupboard over, further door to single storage cupboard with shelving. Door to

Ensuite

With a three piece white suite with encased low level w.c, vanity wash hand basin with cupboard below and central mixer tap, large walk in shower enclosure with glass screen, mains fed shower with twin shower heads and waterfall shoer, granite tiles to wall and floor, LED ceiling down lighters, frosted double glazed window to front.

Front Patio

Paved and railway sleeper edged raised patio area ideal for summer sitting.

Service Charge

Maintenance charge of £400 per annum payable to Pepper Lane Management Ltd, which covers the cost of maintaining the communal areas, and external window cleaning, communal electricity, fencing.

Tenure

The property is freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

136 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

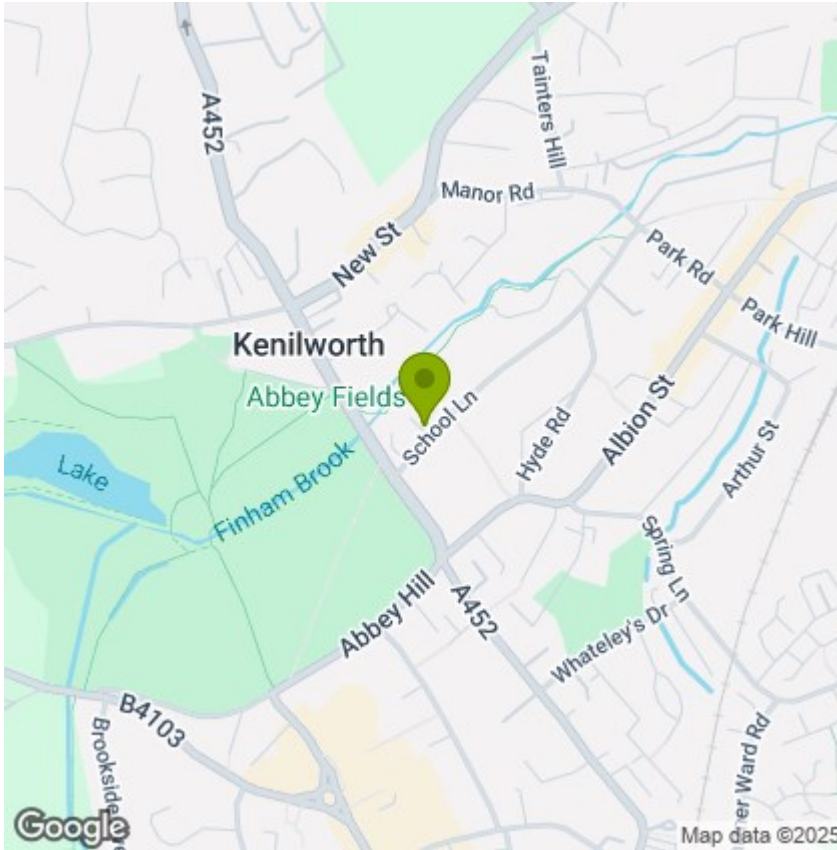
Virgin

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.

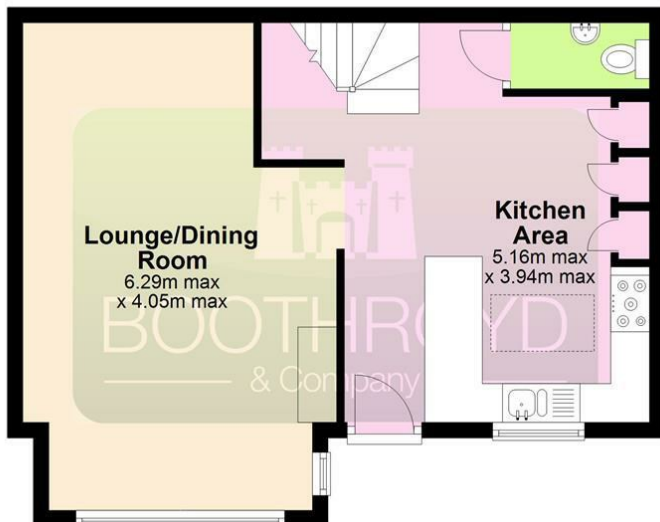
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(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	

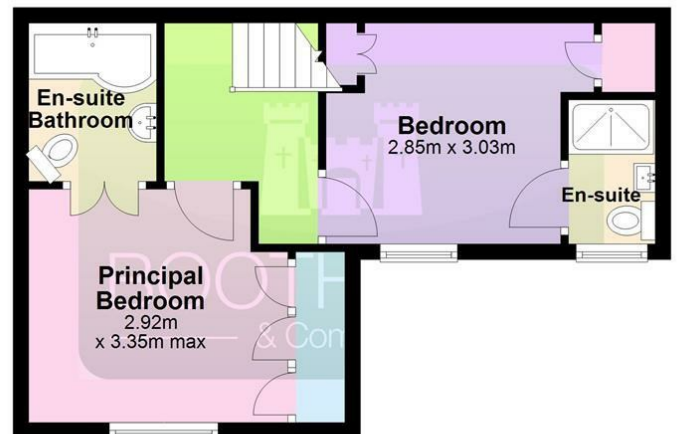
Ground Floor

Approx. 45.6 sq. metres



First Floor

Approx. 31.1 sq. metres



Total area: approx. 76.7 sq. metres