



Clement House, The Blundells

Offers In The Region Of £200,000

- Second Floor Apartment
- Located Close To Town Centre and Abbey Fields
- Fitted Kitchen With Integrated Appliances
- Allocated Parking Bay
- Open Plan Lounge
- Two Double Bedrooms
- EPC Rating C
- Gas Central Heating And Double Glazing
- Large Loft Room
- No Onward Chain

Clement House, The Blundells

Located a short walk to Kenilworth Town Centre and Abbey Fields this two bedroom spacious second floor apartment has been redecorated throughout and enjoys plenty of natural light, it benefits from an allocated parking bay and comprises a communal hallway with security intercom, reception hallway, open plan lounge to the comprehensively fitted kitchen with integrated appliances. Two bedrooms and a four piece Jack and Jill bathroom with a additional generous loft. It is available with no onward chain and has a long lease of 104 years remaining and £78.90 monthly management fee in this exclusive development of only nine other apartments.



Council Tax Band: C



THE PROPERTY

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APPROACH

Over a tarmacadam entrance under an arch to a communal double glazed door into the

RECEPTION HALLWAY

A L-shaped hallway with three ceiling lights, radiator, alarm panel, telephone intercom and all doors off. There is a cupboard with a ladder staircase into the loft space.

OPEN PLAN LOUNGE AND KITCHEN

LOUNGE AREA

14'10" x 11'6"

With three double glazed windows with views and blinds, two radiators and leading into the kitchen

KITCHEN

13'5" x 10'1"

Comprehensively fitted with a range of beech effect fronted units to both wall and base. The base units have a granite effect roll topped worksurface with an inset single drainer stainless steel sink unit with mono bloc tap, four ring gas hob with extractor canopy and electric oven. Integrated washing machine, dishwasher and undercounter fridge and freezer. Complimentary tiling to splashbacks. The wall units benefit pelmet lighting and there is a tiled floor. Double glazed window with blinds and a built in corner unit in high gloss white. Extractor fan.

BEDROOM ONE

13'0" x 10'1"

Dual aspect double glazed windows, radiator, double wardrobes and a door into the Jack and Jill bathroom.

BEDROOM TWO

11'7" x 7'0"

Double glazed window with curtains and a radiator beneath, airing cupboard housing the combination boiler.

JACK AND JILL BATHROOM

Accessed from the hallway and bedroom one. The four piece white suite comprises a panelled bath, close coupled wc,

pedestal wash hand basin and a corner shower cubicle with thermostatic shower. Complimentary tiling to splash backs and floor, two ceiling lights, heated towel rail and a frosted double glazed window.

LOFT SPACE

A great loft space with timber paddle stairs access with a Velux Window, central ceiling lights, smoke alarm, power sockets, radiator and further eaves storage.

ALLOCATED PARKING

An allocated parking bay within the courtyard.

TENURE

The Property is Leasehold.

SERVICE CHARGE

The property is held on a lease of 125 years from 23rd December 2004, meaning there is approximately 104 years unexpired. There is an annual management charge, payable to Clement House Management Ltd, of £946.00, Which can be paid monthly in instalments of £78.90.

SERVICES

All main service are connected (water gas & electric) the property is on main sewers.

Mobile Coverage;

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

330 Mbps

Satellite / Fibre TV Availability

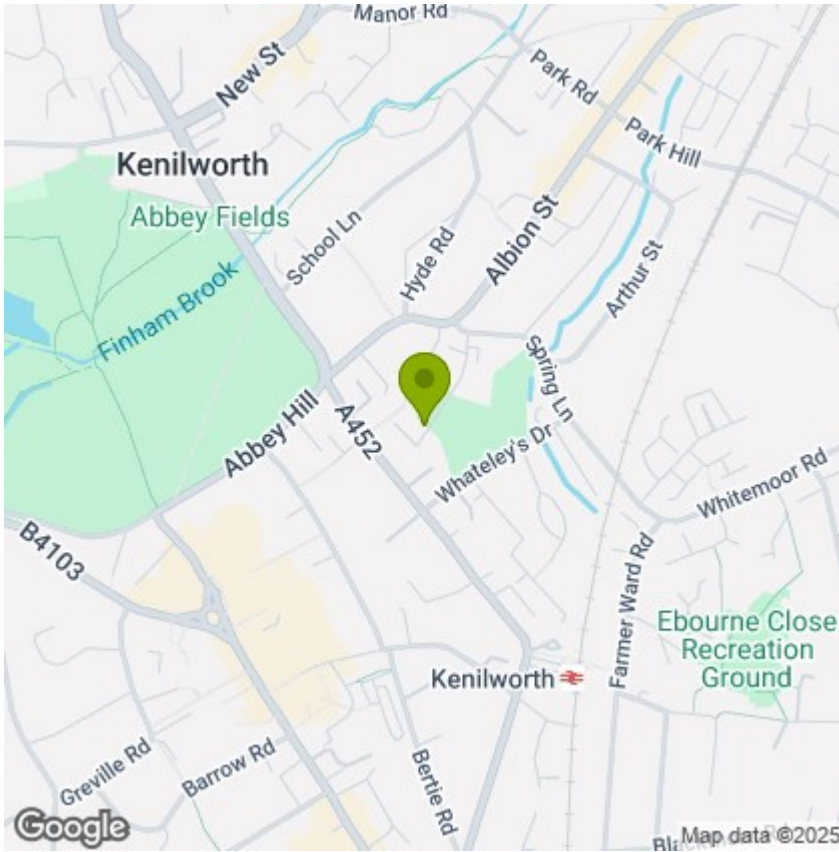
BT

Sky

Virgin

FIXTURES AND FITTINGS

All fixtures and fittings 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		
(81-91) B		
(69-80) C	78	78
(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	

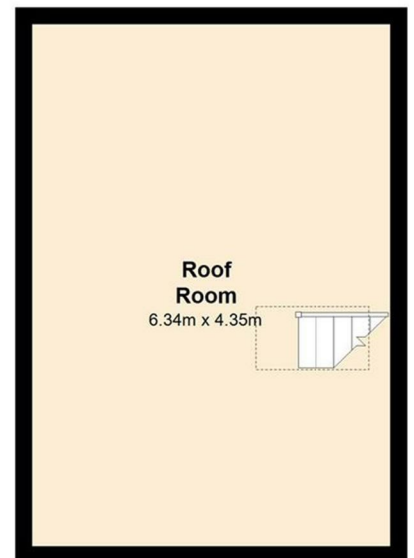
First Floor

Approx. 76.8 sq. metres



Loft

Approx. 27.6 sq. metres



Total area: approx. 104.4 sq. metres