



Alexandra Court, Priory Road, Kenilworth

Offers Over £170,000

- Ground Floor Town Centre Apartment
- Living/Dining Room
- Modern Bathroom
- No Onward chain
- Long Lease -153 Years Remaining
- One Double Bedroom
- Energy Rating E - 51
- Allocated Parking
- Ideal First Time Buy Or Investment Property
- Warwick District Council Tax Band B

Alexandra Court, Priory Road, Kenilworth

A purpose built ground floor one bedroom apartment, in a central Kenilworth location and offered for sale in excellent order with no chain and early vacant possession. The property benefits from a re-fitted kitchen and bathroom. The accommodation offers; open porch, good size living/dining room, fitted kitchen, good sized double bedroom, re-fitted bathroom with shower, large storage/wardrobe cupboard, outside allocated parking for 1 vehicle and communal gardens. The property also benefits from full double glazing, electric night storage heating and viewing is highly recommended.



Council Tax Band: B



Approach

Approached over a block paved driveway leading to an open porch with composite panelled and opaque glazed front door leading into the

Living/Dining Room

With double glazed window to front, Karndean flooring and inset matting, two wall lights, wall mounted Creda electric temperature control heater, built in recess storage with seat over. Dining Area with space for dining/breakfast table, double glazed window to rear, two wall lights, electric temperature control radiator arch way through to the

Fitted Kitchen

Fitted with a range of matching cream coloured base and wall units, wood block effect rounded edge work surfaces, one and a half bowl and drainer stainless steel sink unit with central mixer tap, space and plumbing for automatic washing machine, space for upright fridge/freezer, ceramic tiling to splash back areas, integrated AEG fan assisted oven and grill with four ring AEG induction and concealed extractor hood over, central ceiling light Karndean flooring, double glazed window to rear.

Inner Lobby

Panelled door to airing cupboard/wardrobe, large walk-in cupboard with raised lagged copper cylinder with fitted immersion heater, Economy 7 meter, housing the 18th edition electric isolation unit, door to

Bathroom

Fitted with a three piece modern white suite, low level w.c., vanity wash hand bath, panelled bath with shower screen, Mira electric shower, ceramic tiling to full height to walls double glazed window, extractor fan, central ceiling light, wall mounted LED mirror, heated electric towel rail, Karndean flooring.

Double Bedroom

With electric radiator, double glazed window to front, two wall light points, Karndean floor.

Outside

To the front of the property there is an allocated parking space for 1 vehicles, useful outside storage cupboard.

Tenure

The property is Leasehold.

Service Charge

The service charge is levied at £62.50 per month which

includes building insurance, exterior painting and repairs together with maintenance of the communal gardens. There is 153 years remaining on the lease and each owner has a share of the freehold. The service charge is payable to Marston Management Ltd and the management agents are called Priory Road Ltd

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

157 Mbps

Satellite / Fibre TV Availability

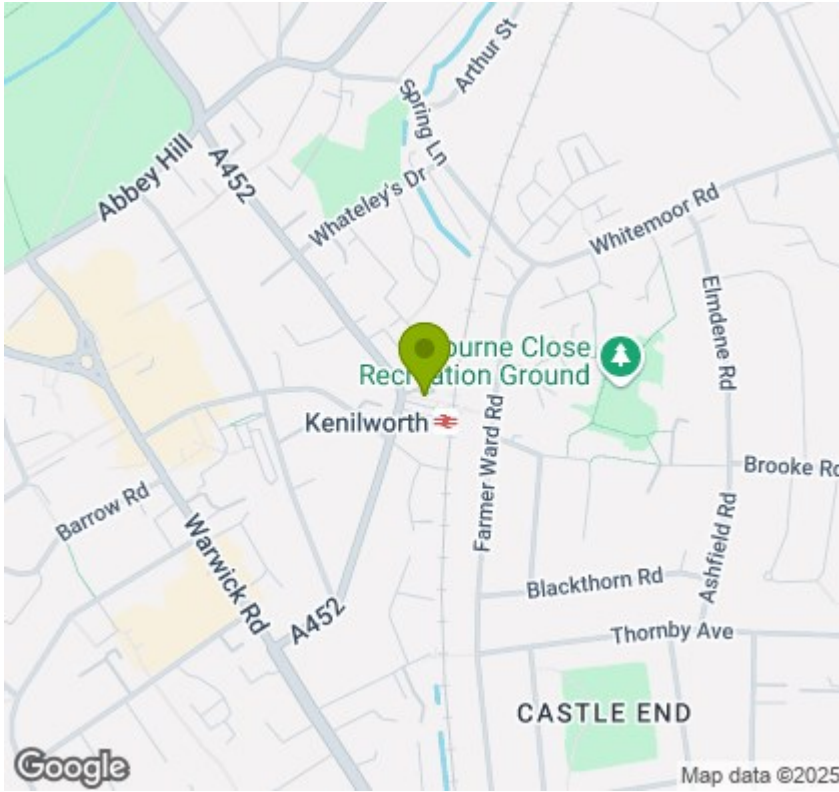
BT

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.

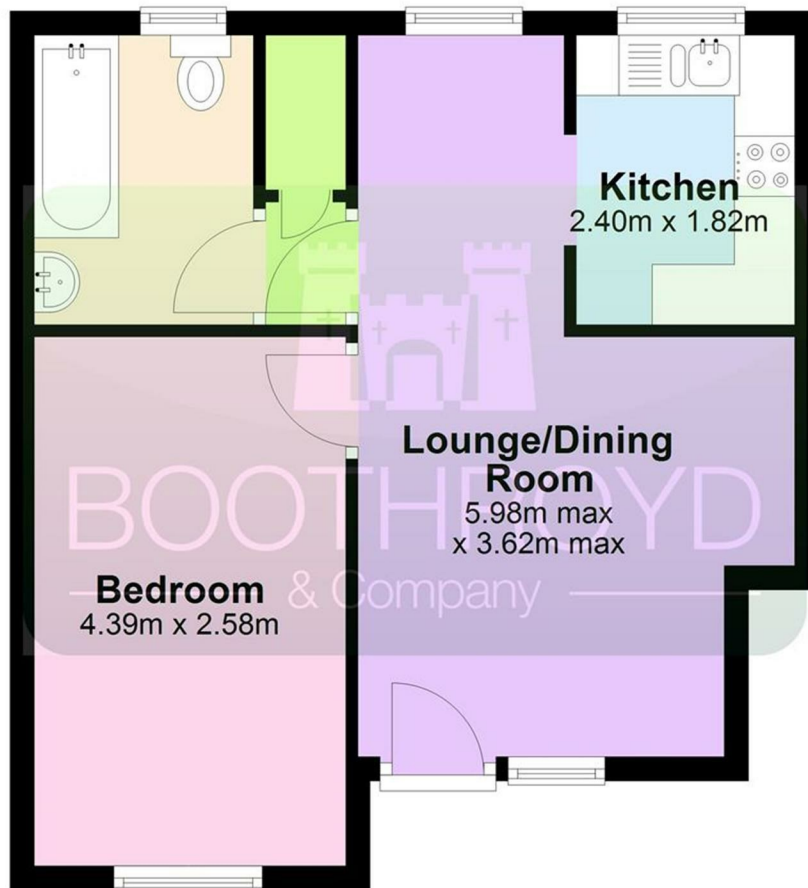
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor Flat

Approx. 39.1 sq. metres



Total area: approx. 39.1 sq. metres