



14 The Gallery

Abbey End, CV8 1QJ

£495,000

- A Luxury Town Centre Apartment
- Second Floor with Lift Access
- Stunning Dual Aspect Lounge
- EPC Rating C





THE PROPERTY

A quite stunning second floor apartment that occupies an enviable position within this attractive building. Situated on the second floor and enjoying a dual aspect with private balconies from the principal bedroom and kitchen. The apartment is accessed through a secure intercom door that leads into the communal lobby with an easy tread staircase to all floors and lift. You step from the lift on the second floor and into a airy open atrium with a terrace with benches and looking down into the beautiful planted area on the ground floor. The apartment benefits double glazing, underfloor heating and the central hallway has a utility cupboard and veneer doors off that lead into the open plan lounge and kitchen. The lounge area has a full height bay window with views onto Abbey End and along The Square. With a focal point provided by an Adams style fireplace housing a natural flame effect electric fire and having the additional benefit of an air conditioning unit. From the lounge you enter the comprehensively fitted open plan kitchen with wall and base high gloss units with granite effect roll topped worksurfaces and a central island. A patio door leads onto the private balcony. There are two double bedrooms, master with ensuite shower room, a fitted study/third bedroom and family bathroom. Complete with two allocated parking bays, one in the underground secure car park and additional external parking. Offered with no chain.

ENTRANCE HALL

The remote entrance door leads into the generous hall way with intercom access phone, downlighting and wood veneer floors off

UTILITY CUPBOARD

Housing the Ariston combination boiler, pressurised cylinder, shelving and plumbing for automatic washing machine.

LOUNGE/DINING ROOM

29' 7" x 21' 6" (9.03m x 6.56m) This beautiful sitting room has an array of windows that enjoys views across Kenilworth Town Centre. A focal point is provided by a marble fireplace with matching hearth and an Adams style surround. It houses a natural flame effect electric fire. Ceiling downlighting and opening into the open plan kitchen.

OPEN PLAN KITCHEN

13' 0" x 12' 11" (3.98m x 3.95m) Comprehensively fitted with a range of white high gloss wall and base units. The base units have a granite effect roll topped work surface with matching upstands an inset stainless steel sink unit with mixer taps. A four burner brushed steel gas hob with matching extractor canopy, double oven and microwave. Complimentary tiling to splash backs, integrated fridge freezer and dishwasher. The central island has pan drawers and a wood block counter. Tilt and slide patio doors lead onto the balcony with views onto Abbey End.

MASTER BEDROOM

12' 7" x 12' 10" (3.86m x 3.92m) With a tilt and slide double glazed patio door onto a private balcony, sliding screening between bedroom two and a further sliding door to the en-suite shower room.

ENSUITE SHOWER

Refitted with a white suite that comprises an oversized shower cubicle with a thermostatic shower, close coupled wc and a wall hung wash hand basin. Ceramic flooring and wall tiling, heated towel rail, medicine cabinet and a vanity mirror with shaver point and downlighting.

BEDROOM TWO

15' 10" x 9' 8" (4.84m x 2.96m) With fitted wardrobes to one wall and a double glazed window to the side.

BEDROOM THREE/STUDY

15' 11" x 6' 6" (4.86m x 2.00m) Configured currently as an office with built in furniture that includes a desk with drawers, corner cabinets, shelving and filing cabinets. Ceiling downlighting and a double glazed window into the atrium.

REFITTED BATHROOM

Refitted with a white suite that comprises a panelled bath with mixer shower, half pedestal wash hand basin and a close coupled WC. Complimentary tiling to splash backs and a vanity mirror with electric shaver point. Tiled flooring, heated towel rail and a frosted double glazed window.

COMMUNAL RECEPTION

You enter through a secure door into the reception lobby. With an easy tread staircase rising to all floors, access to the lifts and doorway into the secure underground parking bays and bin storage

ATRIUM

A particular feature of The Gallery is the stunning planted central atrium with mature planting and seating area. On the apartment landing there is also outside seating and views onto the planted areas.

LEASEHOLD INFORMATION

The property is held on a 125 year lease from 25th March 2009. The ground rent is currently £200p.a. increasing within the prescribed timeline in accordance within the lease to £400 from 1st April 2034 until March 2059.

The service charge is currently £1,524 per annum payable to Centrick Ltd, First floor, York house, 38 Great Charles street, Birmingham B3 3JY as managing agents for De Montfort Square Management Company Limited.

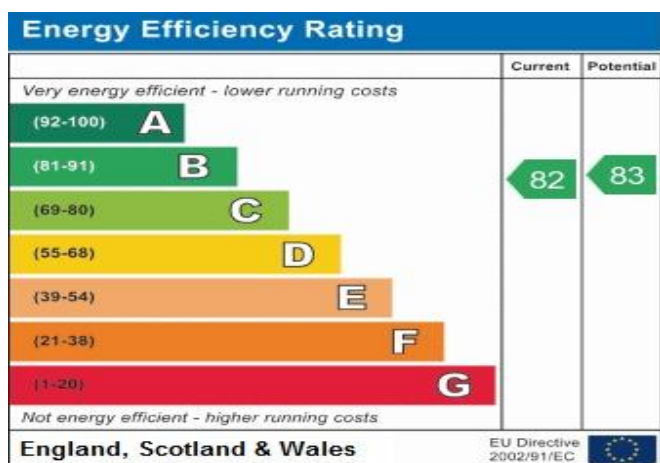








Total area: approx. 111.1 sq. metres



COUNCIL TAX BAND

Tax band D

TENURE

Leasehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements