



1 Drew Crescent

Kenilworth, CV8 1RD

£135,000

- NEW EXTENDED LEASE UPON COMPLETION
- One Bedroom Town Centre Ground Floor Maisonette
- Living/Dining Room
- Fitted Kitchen





THE PROPERTY

An ideal investment property or first time buy, located next to Kenilworth railway station, with off road car parking for one vehicle, in a safe and secure location. The property has full gas fired central heating, double glazing and a modern kitchen and bathroom. The projected rental income on this property would be £600 per calendar month. The accommodation offers: open porch, living/dining room with feature fireplace, fitted kitchen with integrated oven and hob with tumble dryer and washing machine included, inner lobby with useful storage cupboard, three piece bathroom with shower over bath, double bedroom, enclosed low maintenance garden with patio and off road parking to the front of the property for one vehicle.

APPROACH

Approached over a pathway to a double glazed front door with matching opaque insets leading into reception porch with coat hooks, central ceiling light, opening into the

LOUNGE

15' 2" x 8' 6" (4.64m x 2.60m) Ceiling light, double glazed window to front, radiator, wall mounted feature electric living flame effect convection fire, t.v. aerial and telephone points, wall mounted thermostat for the hot water and central heating, feature archway through to the

KITCHEN

12' 4" x 5' 5" (3.77m x 1.66m) Fitted with a range of matching beech fronted base and wall units, light marble effect rounded edge work surfaces, single drainer stainless steel sink unit, integrated single electric fan assisted oven and four ring hob above, matching illuminated extractor hood above, ceramic tiling to splash back areas, double glazed window to front, under counter tumble dryer, automatic washing machine, space for breakfast table or alternatively a large upright fridge/freezer with wall mounted electricity isolation unit within a concealed cupboard, wall mounted Worcester combination boiler servicing the hot water and central heating, ceramic tiling to floor.

INNER LOBBY

With central ceiling light, door to useful large storage cupboard, fitted coat hooks.

BATHROOM

Three piece suite, low level w.c., pedestal wash hand basin, panelled bath with central mixer and shower attachment, ceramic tiling to full height to bath and splash back to wash hand basin, non-slip vinyl floor covering, double glazed window to side, mirror vanity cabinet, central ceiling light.

BEDROOM

9' 3" x 10' 11" (2.82m x 3.35m) Radiator, double glazed window to rear, central ceiling light.

REAR GARDEN

This garden being the second garden along, surrounded by perimeter fencing, laid to low maintenance patio with screening shrubs. The additional trees and land beyond the property leading to the railway embankment is within the deeds for number 1 Drew Crescent.

FRONT

To the side of the property there is a shared pathway leading to the rear garden. To the front of the property there is a slabbed parking bay for one vehicle.

TENURE

The property will have a renewed lease upon completion. Reid & Partners are the managing agents with a ground rent of £20 per annum (likely to increase with the granting of a new lease) There is no service charge levied at the property.

FIXTURES & FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Ground Floor
Approx. 37.9 sq. metres



Total area: approx. 37.9 sq. metres

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

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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