



8 Denton Close

Kenilworth, CV8 1BL

- Ground Floor Maisonette
- Two Well Proportioned Bedrooms
- White Bathroom with Shower
- EPC rating E

Asking Price Of £185,000





THE PROPERTY

An opportunity to purchase the perfect first time property or investment buy to let. This ground floor self contained spacious maisonette has its own private front door and having the advantage of private garden to front and rear, together with a single garage. The fully double glazed and heated ground floor accommodation comprises; L shaped hall with useful under stairs storage area, spacious living room with patio doors to front and fireplace setting, two good bedrooms with neutral carpeting, bathroom with shower and kitchen with appliances. The property is offered with no onward chain and is located within this popular cul de sac close to Kenilworth Castle, Abbey Fields and Old Kenilworth High Street. Viewing is Highly Recommended.

APPROACH

You approach the property across a shared paved pathway that is flanked by the open plan lawn. There is a canopied porch that leads to the entrance door.

ENTRANCE

Panelled door leads into the hallway

HALLWAY

Understairs storage area, dado rail, airing cupboard and all doors off to:

SITTING ROOM

14' 4" x 10' 11" (4.37m x 3.35m) Fitted neutral carpeting, fireplace setting with provision or electric fire and painted pine mantel surround, electric night storage heater, dado rail, double glazed French doors leading to front, curtain pole.

KITCHEN

10' 5" x 6' 0" (3.20m x 1.83m) With base and wall units with fitted drawers, rounded edge work surfaces with single drainer sink unit and tiled splash back, double glazed window overlooking rear garden, four plate electric cooker with oven and grill, breakfast bar, built-in cupboard housing electricity meter and fuse box and fitted shelf, coving, vinyl floor covering.

BEDROOM 1

12' 2" x 9' 10" (3.73m x 3.00m) With fitted neutral carpeting, electric night storage heater and a double glazed window to the rear.

BEDROOM 2

10' 9" x 6' 3" (3.30m x 1.93m) With fitted neutral carpeting, electric night storage heater and a double glazed window to the fore.

BATHROOM

5' 10" x 5' 6" (1.78m x 1.68m) Refitted with a white suite that comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks, extractor fan and a double glazed window to the side.

OUTSIDE

There is a lawned fore garden with side pathway leading to an enclosed triangular shaped garden at rear, all in the ownership of the subject property. Additionally there is a single brick built garage

GARAGE

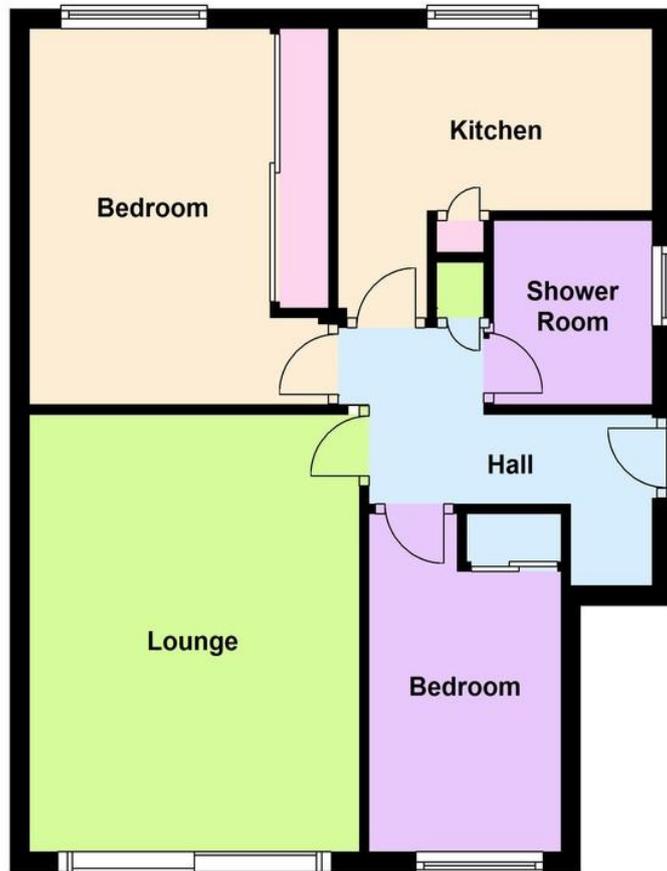
The garage is approached via a side vehicular access way turning right and is the third garage from the far end.

LEASEHOLD INFORMATION

The vendor is currently renewing the lease for this maisonette. Upon legal completion of the sale the property will have a 200 year lease.

Ground Rent is £175 per annum, reviewed every 10 years and the garage has a ground rent of £548.33 which will be reviewed in 2027.





| Energy Efficiency Rating | | Current | Potential |
|--|----|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | 60 | | |
| (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