

# JULIE PHILPOT

RESIDENTIAL



## 81 Abbey End | Kenilworth | CV8 1QJ

£209,950

Don't miss out on this fantastic duplex apartment which is just yards from the very lovely, expansive Abbey Fields and the town centre. Found at the top of the high street in the vibrant square next to the iconic Clock Tower, this property has been improved by the current owners and is now presented to a delightful and appealing standard. An ideal opportunity for owner occupiers or investors and especially convenient in its proximity to Warwick University, for someone using that remarkable facility in any capacity.

- No Chain Involved
- Duplex Apartment
- Next to Abbey Fields
- Good Size Balcony (south-west facing)
- Just Yards from Shopping and Old Town



## Property Description

### THE PROPERTY

The internal accommodation briefly comprises a spacious entrance hallway, open plan living room / dining and well-appointed kitchen with integrated units and appliances. The living room opens out on to a good sized balcony (south-west facing) overlooking the hub and heart of the town. Upstairs comprises two good sized bedrooms, again with fully integrated wardrobes and vanity units and a bathroom.

The property has gas central heating and the property benefits from double-glazing.

### LOCATION

On Warwick Road, the property is situated in a superb central location, just steps from essential public and private amenities, including medical centres, dentists, community centre, railway station and major supermarkets: Waitrose and Sainsburys as well as a variety of independent shops, restaurants and coffee houses all on the high street itself.

The property is adjacent to the exceptional and extensive Abbey Fields, local theatres and easy walking distance to Kenilworth Castle, the Elizabethan Gardens and the old town district. The property benefits from being very close to several extremely popular social destinations in the town, including The Almanack below and flanked by other versatile gastro dining outlets, additionally the historic Virgins and Castle, fine dining at the Michelin Star restaurant The Cross and the 'go-to' cocktail bar The Kenilworth.

With easy access to the A46 towards Coventry, Warwick and Stratford, as well as neighbouring Leamington Spa and the M40, this location is superb for anyone either commuting north or south or wishing to access what historic Warwickshire has to offer.

### SECURITY ENTRY DOOR

Having security entryphone system and staircase to first floor with pedestrian access to the properties.

### ENTRANCE HALL

A welcoming and spacious entrance hall with laminate flooring, radiator, security entry phone, smoke detector and under stairs storage cupboard. Central heating thermostat and large built in storage cupboard.

### KITCHEN

10' 7" x 7' 7" (3.23m x 2.31m)

A well planned kitchen with plenty of worktop space, one and a half bowl sink unit in white and a range of cupboard and drawer units with matching wall cupboards. Space and plumbing for a washing machine and space for under counter style fridge & freezer, wall mounted electric double oven and complementary tiling, radiator and a window overlooking the courtyard terrace.

### LIVING ROOM

17' 0" x 11' 5" (5.18m x 3.48m)

A lovely light & airy room with a sunny aspect and having a private balcony with elevated views of the town centre and towards countryside. Laminate flooring, radiator and wall light point.

### LANDING

A dog leg staircase leads to the landing with smoke detector.

### BEDROOM ONE

17' 0" x 10' 2" (5.18m x 3.1m)

A great size double bedroom with elevated views over the town. Radiator, built in wardrobes and dressing table unit with matching bedside tables.



## BEDROOM TWO

7' 9" x 12' 6" (2.36m x 3.81m)

A generous size second bedroom with built in wardrobes, alcove storage, dressing table unit, radiator and window seat.

## BATHROOM

Having a walk in shower, pedestal wash hand basin, w.c., radiator and complementary tiling. Airing cupboard housing hot water cylinder and gas boiler.

## OUTSIDE

### TERRACE GARDEN

21' x 17' (6.4m x 5.18m)

With light, water tap and outside power points. This is a great area that can be enjoyed all year round.

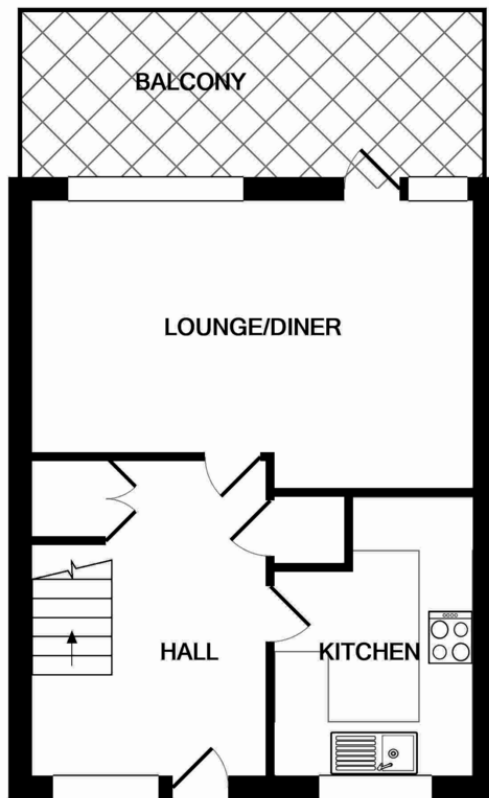
### BALCONY

A private sunny balcony having lovely town centre views.

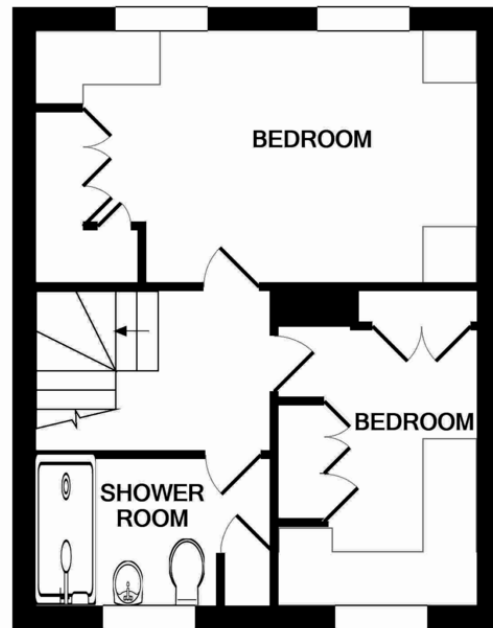
### TENURE

The property is Leasehold held on a term of 189 years from 1968 (approx 136 years remaining). The Service Charge is approx £200.00 per quarter and the ground rent is £250.00 per annum. This Information should be verified by the conveyancer/solicitor.





GROUND FLOOR



1ST FLOOR

## Tenure

Leasehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

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### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.