



**2 Bedroom Ground Floor Flat  
located in Kenilworth.**

**£240,000 (Guide Price)**

**UP Estates**





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EPC

TBC



65 m<sup>2</sup>



### FULL DESCRIPTION

**\*\*Private Entrance\*\*** **Spacious Luxury Living\*\*** **Ensuite & Bathroom\*\*** An immaculately presented two double bedroom ground floor apartment with private entrance, situated in a quiet cul de sac. This home boasts allocated off road parking for one car and visitors spaces. Also benefitting from an alarm and karndean flooring throughout the hallway and lounge/diner. To the rear there is a makeshift outside seating area. Briefly this property comprises; welcoming entrance hall with two large storage cupboards, spacious lounge/diner, kitchen, two double bedrooms, bedroom one benefitting from an ensuite shower room and the main bathroom. Viewing is highly advised to appreciate the quality of this property.

### FRONT ASPECT

Situated in a quiet cul de sac, there is ample visitor parking and a residents designated parking space. The property is entered via a private entrance.

### HALLWAY

A welcoming hallway flows through the property with karndean flooring, two storage cupboards and doors leading to the lounge/diner, bathroom, bedrooms one and two.

### LOUNGE/DINER

**14' 9" x 19' 3" (4.5m x 5.89m)**

A spacious L shaped lounge/diner with double glazed windows, karndean flooring and central heated radiator. There is ample room for a range of furnishings including sofa's, side tables, dining table and cabinets.

### KITCHEN

**9' 8" x 7' 1" (2.97m x 2.16m)**

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integral gas hob, extractor fan over, a newly fitted electric double oven and space for a range of other appliances.

### BEDROOM ONE

**19' 5" x 9' 10" (5.92m x 3m)**

A spacious double with integrated wardrobe storage, gas central heated radiator and double glazed window.

**Guide Price £240,000**

- Private Entrance
- Large Lounge/Diner
- Two Double Bedrooms
- Ensuite To Bedroom One
- Sought After Location
- Off Road Parking



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#### **ENSUITE SHOWER ROOM**

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin & central heated towel rail.

#### **BEDROOM TWO**

**11' 5" x 9' 1" (3.48m x 2.79m)**

A double bedroom with central heated radiator and double glazed window.

#### **BATHROOM / SHOWER ROOM**

Being partially tiled and a spacious shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

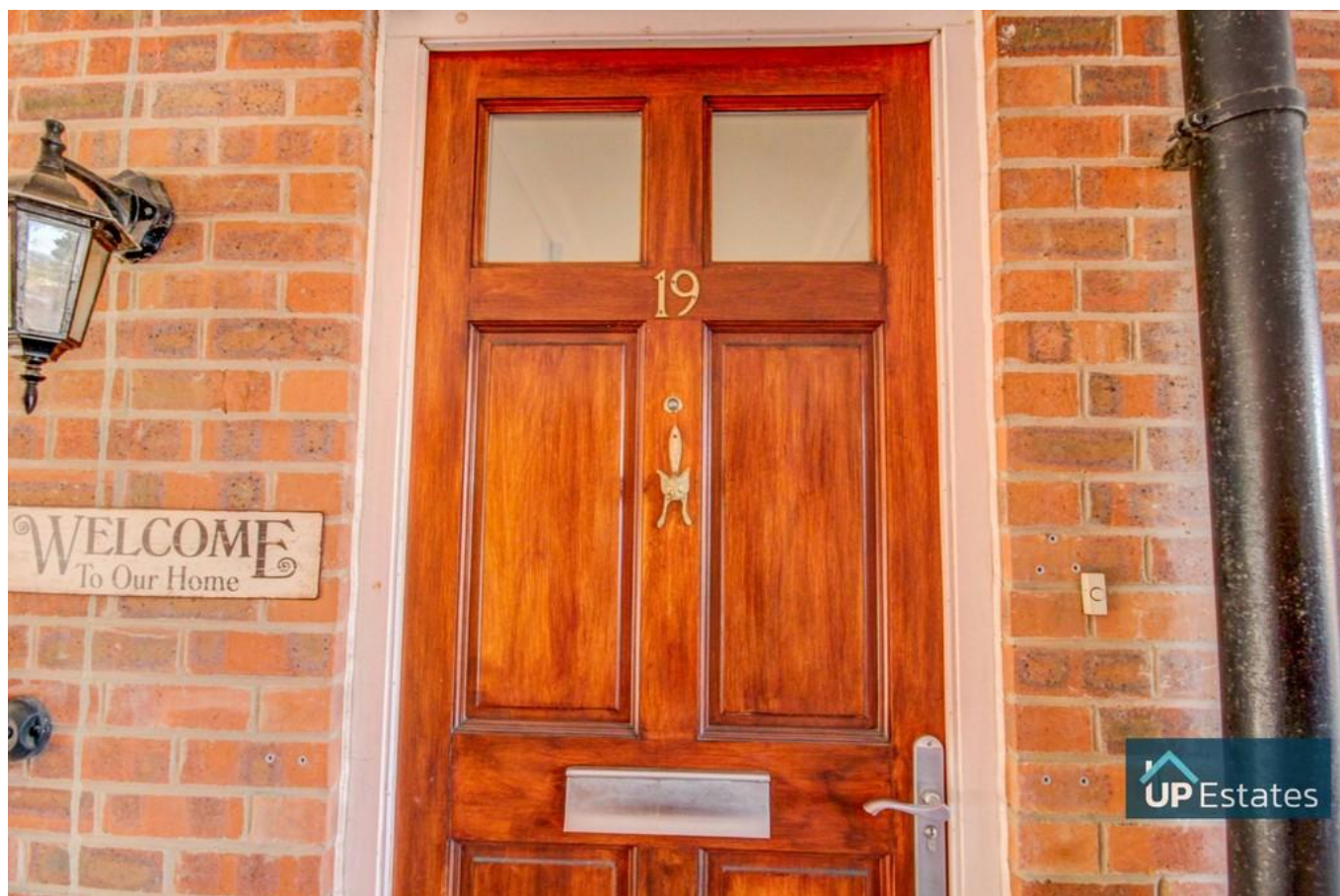


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The vendor has informed us that the lease was granted 125 years from 2004. The service charge is £91 per calendar month & ground rent is £200 per year (paid in one installment). The management company will also be completing outside painting and general tidying including trees at rear of property within the next six months.







Fennyland Lane Kenilworth CV8 2RS



## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m

### CONTACT

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