



## 57 Denton Close

Kenilworth, CV8 1BJ

- Ground Floor Maisonette
- Modern Kitchen & Bathroom
- Double Bedroom with Doors Onto Rear Garden
- Energy Rating E

Offers Over £220,000





## THE PROPERTY

A modern and beautifully presented ground floor two bedroom maisonette on the castle side of Kenilworth with views towards Kenilworth Castle. Presented to a high standard the property comprises: digital under floor electric heating, new oak and glazed feature porch, L shaped hallway, refitted kitchen with integrated appliances, refitted bathroom with shower, double bedroom with fitted wardrobes, second bedroom, or dining room, attractive landscaped south facing rear garden with electric sun canopy, freehold garage en bloc and full double glazing, Early viewing is strongly advised.

## APPROACH

Over a paved pathway with lawn and borders, with feature side pitched tiled oak framed and glazed porch with slate tiled step, oak and frosted glazed front door with chrome lantern and cat flap into the

## HALL

L shaped reception hall with inset mat well, useful built in storage cupboard with bi folding door front, space and plumbing for washing machine, telephone point and brick built car flap. Ceramic tiling to floor into the hall, under floor heating with digital control, ceiling light, built in airing cupboard with lagged copper cylinder, immersion heater and slatted shelves.

## LOUNGE

14' 3" x 10' 10" (4.35m x 3.31m) With double glazed window to front, feature living flame effect electric fire with stainless steel finish and limestone composite inset hearth and mantel, t.v point, digital electric under floor heating, wooden blind included, ceiling light, coving.

## FITTED KITCHEN

5' 10" x 10' 7" (1.78m x 3.25m) Comprehensively refitted with a range of matching maple fronted base and wall units with marble effect rounded edge work surfaces, single drainer stainless steel sink with chrome mixer tap, ceramic tiling to splash back and floor, integrated double fan assisted Belling electric oven with Hotpoint 4 ring halogen hob, and concealed extractor hood above, integrated slimline Bosch dishwasher, and under counter fridge, pelmet and under pelmet lighting, coving, double glazed window to rear, broom cupboard housing the electric isolation unit and electric meter, microwave shelf.

## DOUBLE BEDROOM ONE

12' 4" x 9' 10" (3.76m x 3.01m) Fitted with a range of matching maple fronted wardrobes with hanging and shelving, matching six drawer vanity dresser and two bedside tables, coving, ceiling light, sliding patio doors overlooking the attractive landscaped south facing rear garden, digital under floor heating.

### **BEDROOM TWO/DINING ROOM**

10' 10" x 6' 5" (3.31m x 1.96m) With ceramic tiling to floor with digital under floor heating, wooden blind included, coving, double glazed window to front.

### **BATHROOM**

With a three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below, tiled bath panel with Mira sport electric shower and bi folding shower screen, ceramic tiling to walls and floor with digital under floor heating, opaque double glazed window to side, coving, ceiling light.

### **REAR GARDEN**

Attractively landscaped and fully enclosed by perimeter fencing, with full width patio and pathway with large electric sun canopy that retracts automatically in high winds, wall mounted outside electric heater, wall mounted lighting bar, side gated access, feature timber and pitched canopy housing the hot tub with power and lighting, wiring for sound system. Inset gravelled garden with an attractive south facing aspect with views of Kenilworth Castle in the winter months once the screening trees have shed their leaves.

### **FRONT**

There is an inset lawned fore garden with narrow borders with shrubs and plants.

### **GARAGE**

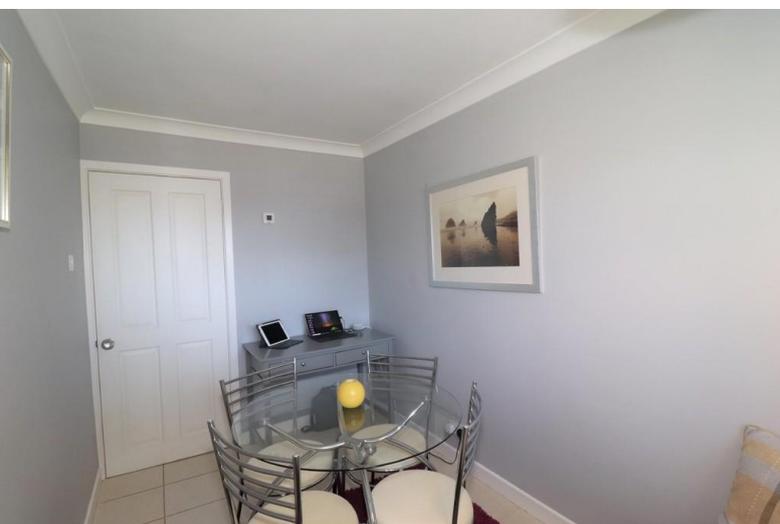
There is a freehold garage en bloc with metal up and over door to front.

### **TENURE**

The property is leasehold with 83 years remaining, the current ground rent is £62.50 per half year payable June and December (£125 per annum), with no service charge.

### **FIXTURES AND FITTINGS**

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

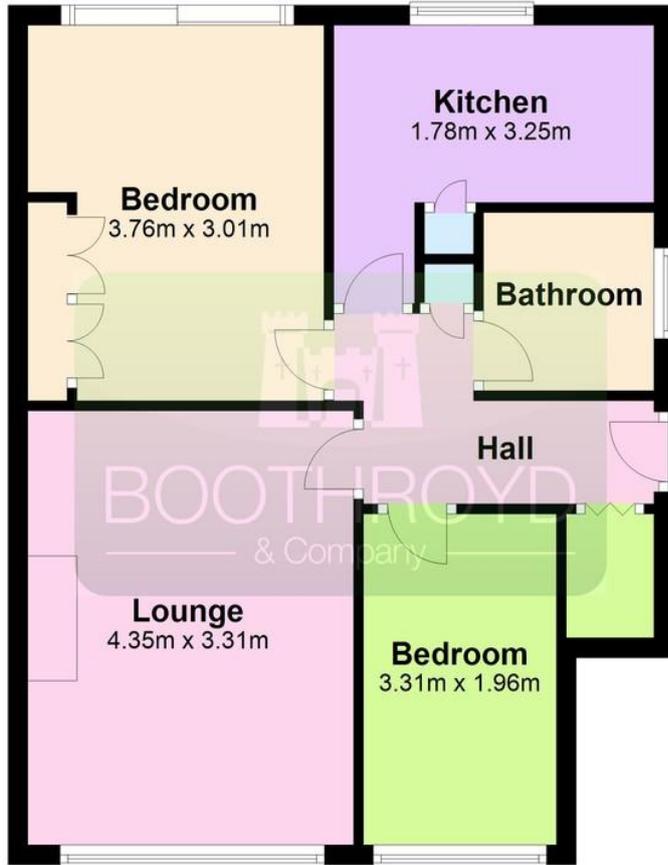






## Ground Floor

Approx. 50.2 sq. metres



Total area: approx. 50.2 sq. metres

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		58
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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