



Regency Drive  
Kenilworth  
CV8 1JE

£165,000



 **BOOTHROYD**  
& Company

# 2 bedroom Ground Floor Maisonette located in Kenilworth



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56.9  
sq m

## FULL DESCRIPTION

### THE PROPERTY

A purpose built spacious two bedroom ground floor maisonette located close to Kenilworth Town Centre in a quiet cul de sac with 51 years remaining on the lease. The property would make an ideal investment or downsize for convenience to the town centre. With the benefit of a garage en bloc and private garden, the accommodation comprises: entrance hall, living/dining room, fitted kitchen, two double bedroom and bathroom. Outside a private rear garden, the property benefits from gas fired central heating, double glazing and has no onward chain.

### APPROACH

Over a paved pathway to a open porch with Everest uPVC Georgian style double glazed door, into the

### RECEPTION HALL

L shaped reception hall with radiator, smoke alarm, ceiling light, door to useful large storage cupboard with shelving and hooks, door to

### LOUNGE

10' 8" x 16' 9" (3.26m x 5.11m)

With Everest uPVC Georgian style double glazed window to front, feature living flame effect electric fire with marble composite inset and hearth white wood mantel, radiator, t.v point and telephone point.

### KITCHEN

10' 2" x 8' 3" (3.10m x 2.52m)

Comprehensively fitted with a range of matching white matt base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, ceramic tiling to splash back, ceiling light, vinyl flooring, slot in oven, whirlpool washing machine and upright fridge freezer all included in the sale, wall mounted Worcester Bosch combination boiler servicing the hot water and central heating, built in pantry cupboard with shelving, radiator, illuminated full height part glazed display cabinet and Everest uPVC Georgian style double glazed window.

### BATHROOM

With a three piece pale grey suite with low level w.c, pedestal wash hand basin, panelled bath with bi folding shower screen and mains fed Mira shower, ceramic tiling to walls, Everest uPVC Georgian style double glazed window, radiator, mirrored vanity cabinet, airing cupboard with fitted slatted shelving.

### DOUBLE BEDROOM ONE

10' 8" x 11' 3" (3.26m x 3.45m)

With ceiling light, radiator, built in double wardrobe with hanging and shelf, Everest uPVC Georgian style double glazed window and matching door onto the rear patio and garden.

### DOUBLE BEDROOM TWO

7' 1" x 12' 2" (2.16m x 3.71m)

With Everest uPVC Georgian style double glazed window to front, radiator, ceiling light.



#### PRIVATE GARDEN

Attractive low maintenance patio rear garden with gravelled borders, useful side timber gate.

#### GARAGE EN BLOC

A garage en bloc being the second in from the entrance with the yellow metal up and over door to front.

#### TENURE

There is currently 51 years remaining on the lease with anticipated extension cost of circa £35,000 which has been allowed for within the asking price. The freeholder is the beneficiaries of the estate of Thomas Phelan.

#### FIXTURES AND FITTINGS

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



## FLOORPLAN



## CONTACT

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