

JULIE PHILPOT

RESIDENTIAL



17 Coniston Grange | Priory Road | Kenilworth | CV8 1LL

£159,950

A beautifully presented apartment, specifically designed for those over 55 who want to enjoy independent living within the town centre whilst being within easy walking distance of Abbey Fields, Kenilworth Castle and Kenilworth Train Station. This stylish apartment comprises; entrance hallway with storage and utility cupboards, spacious lounge/dining room, well fitted kitchen, large double bedroom with ample fitted wardrobes and a superb, luxury refitted shower room. There is electric heating and replacement double glazing together with excellent communal facilities including a residents laundry, lift access to all floors, communal residents parking and well tended communal grounds.

- Luxury Apartment Close To Town
- Over 55's Only
- Beautifully Presented Throughout
- Guest/Visitors Suite
- No Chain Involved



Property Description

CONISTON GRANGE

Coniston Grange is a very popular and small development for those over 55 who want to enjoy independent living with the excellent town centre facilities on the doorstep. There is a secure entry phone system which leads to the communal hallway with a lift and stairs to all floors. Also on the ground floor is the resident's laundry room. A further benefit to Coniston Grange is the availability of a guest suite for any visitors that residents may have who would like to have their own suite whilst staying with their family/friends.

SECURITY ENTRANCE PORCH

With security entrance door.

COMMUNAL ENTRANCE HALL

Having lift and staircase to all floors. Laundry Room.

SECOND FLOOR

Built in storage cupboard and personal entrance doors to apartments

ENTRANCE HALL

Having quality wood effect flooring, wall mounted electric heater, smoke alarm, large storage/cloaks cupboard with power and light and further walk-in utility cupboard with shelving and light point.

SPACIOUS LIVING/DINING ROOM

15' 5" x 10' 3" (4.7m x 3.12m)

A lovely room featuring a stylish log effect fire, double glazed window to front, tv aerial point, double panel electric heater, quality wood effect flooring and security intercom system.

FITTED KITCHEN

8' 2" x 7' 1" (2.49m x 2.16m)

Having a range of cream fronted kitchen cabinets with roll top worksurfaces over comprising base cupboards, drawers and wall mounted cupboards. Inset one and a quarter stainless steel sink unit with mixer tap over and space beneath for automatic washing machine. Inset four ring ceramic hob with stainless steel extractor canopy over and built-in oven and grill beneath. Space suitable for fridge/freezer, tiled splashbacks, double glazed window to front, laminate wood effect flooring and ceiling light point.

DOUBLE BEDROOM

13' 6" max 11'8" min x 9' 8" (4.11m x 2.95m)

A large room with plenty of storage space including two ranges of built in wardrobes with ample hanging and shelving space and an airing cupboard housing the "Ariston" hot water system. Double glazed window, tv aerial point, wall mounted electric heater and ceiling light point.

LUXURY REFITTED SHOWER ROOM

6' 5" x 5' 8" (1.96m x 1.73m)

Beautifully refitted with a modern suite comprising vanity sink with storage cupboards below, low flush w/c and corner shower cubicle with inset "Galaxy Aqua" electric shower, glazed shower screens and doors. Fully tiled walls in complementary ceramics, ceramic tiled floor, chrome heated towel rail, ceiling extractor fan and inset ceiling spotlights.

OUTSIDE

PARKING

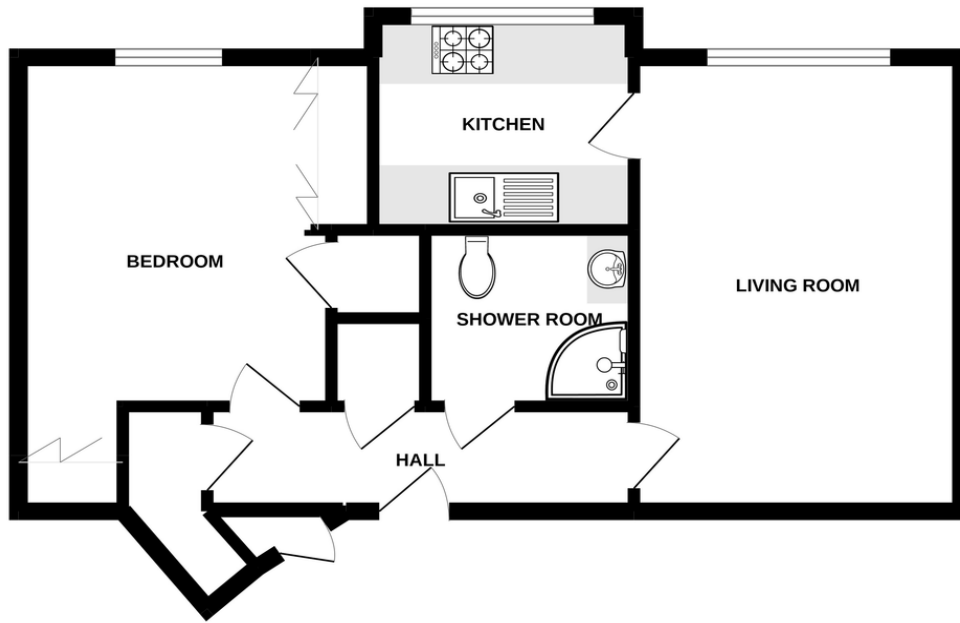
There is communal residents parking plus attractive and well tended communal gardens which are laid to lawn with attractive shrubbery borders.

TENURE

The property is a SHARE OF FREEHOLD, Loveitts in Coventry are the Management Company. The Service Charges are £116.00 per month.



GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 471 sq.ft. (43.7 sq.m.) approx.

Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: julie@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy efficiency rating for this property

This property's current energy rating is D. 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		75 C
55-68	D	67 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 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