



  
BRITISH  
PROPERTY  
AWARDS  
2021  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN KENILWORTH

# Frythe Close Kenilworth CV8 2SY

Offers Over  
£185,000



# 1 bedroom Maisonette located in Kenilworth.

## FULL DESCRIPTION

### THE PROPERTY

A purpose built one bedroom ground floor apartment offering very spacious rooms. This ideal downsize or first time buy or investment property with projected rental of £795 pcm has the benefit of a share of the freehold vested in Frythe Close Management company where all owners are directors in the company and a 999 year renewed lease. The fully gas centrally heated and double-glazed accommodation benefits from; open porch, L shaped reception hall, fitted high gloss kitchen with integrated appliances, large living room, good size double bedroom with fitted wardrobes, three-piece refitted bathroom with shower. Outside are beautifully kept communal gardens and allocated parking for two cars. Viewing is ESSENTIAL.

### APPROACH

Over a shared pathway with timber gate to an open porch with tiled step and upvc double glazed front door.

### RECEPTION HALL

L shaped reception hall with radiator, two ceiling lights and Honeywell temperature control clock for the central heating.

### KITCHEN

9' 0" x 8' 0" (2.75m x 2.44m)

Comprehensively fitted with a range of two tone white and red high gloss fronted base and wall units with long brushed steel handles and marble effect rounded edge work surfaces with matching up stands, single drainer stainless steel sink with chrome mixer tap, integrated four ring stainless steel gas hob with glazed and stainless steel illuminated extractor hood above with red glass splash back, integrated under counter fridge and freezer, space and plumbing for washing machine, ceiling light, double glazed window to side, ceramic tiling to floor and radiator.

### LOUNGE

13' 1" x 15' 9" (3.99m x 4.82m)

Spacious living room with new panelled and glazed internal door, radiator, two double glazed windows overlooking the garden, ceiling light, wall mounted black glass electric fire, door to the

### BEDROOM

12' 9" x 11' 9" (3.91m x 3.60m)

With a double glazed window to rear and double glazed French doors onto courtyard/balcony area, built in wardrobes to one wall with hanging and shelving with sliding mirrored doors, electric panel heater.

### BATHROOM

With a three-piece white suite containing low level w.c, pedestal wash hand basin, panelled bath with chrome mixer tap, mains fed shower with chrome mixer and twin shower heads, white ceramic tiling to walls with contrasting polished black porcelain tiles to floor, heated chrome towel rail, ceiling down lighters and frosted double glazed window to side.



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EPC

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49.70  
sq m



#### COMMUNAL GARDEN

Attractively laid communal gardens with well-kept borders containing a good variety of shrubs and plants, central lawn, timber cabin with power, light and well insulated.

#### PARKING

There is two allocated parking spaces.

#### TENURE

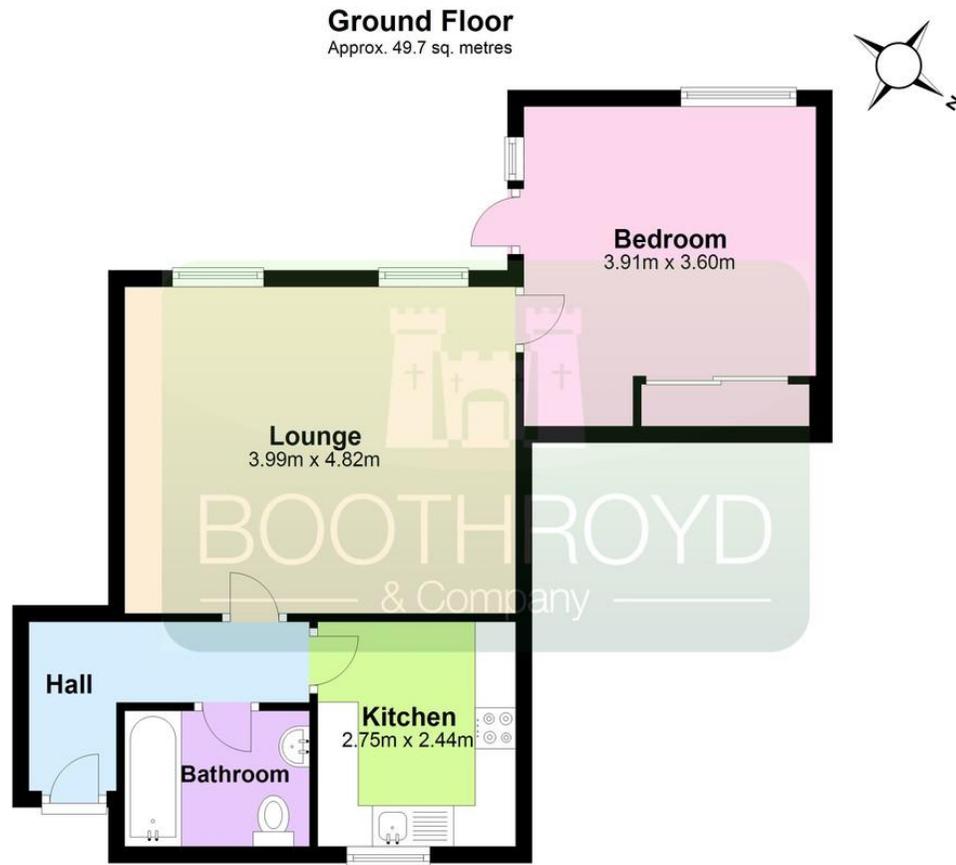
Each apartment owner has a share of the freehold vested in Frythe Close Management Company Ltd. There is a monthly maintenance charge of £25 per month, this included insurance for buildings and land. There is a 999 year lease in place from 29th September 2014 to 28th September 3013.

#### FIXTURES AND FITTINGS

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



# FLOORPLAN



Total area: approx. 49.7 sq. metres

## CONTACT

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