



Duplex 3  
bedroom Town  
Centre  
Apartment with  
no onward  
chain.

Asking Price Of  
£229,950

Find us on..



Abbey End  
Kenilworth  
Warwickshire  
CV8 1QJ



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## FULL DESCRIPTION

### THE PROPERTY

Located in the heart of Kenilworth this duplex maisonette offers generous accommodation arranged over two floors. The apartment has been redecorated throughout and benefits double glazing and gas central heating. Abbey End is at the head of Kenilworth Town centre and enjoys local bars and eating house and is a short stroll from The Abbey Fields and Kenilworth Castle. There is a security entrance to the apartment block and a gated takes you into the rear courtyard garden. From the central hallway leads the L-shaped lounge/dining room with window and doors onto the balcony with views into Abbey End Square. The kitchen has a range of beech effect wall and base units and appliances included. On the first floor are three well proportioned bedrooms and a refitted bathroom which is fully tiled and has a thermostatic shower over the bath. It is ideally located for Warwick University with bus stops opposite the apartment. Offered with no upward chain.

### COMMUNAL HALLWAY

With key access and housing the meters. Stairs lead to the first floor walkway with gated access to the apartment.

### ENTRANCE HALL

With laminate flooring, stairs rising to the first floor landing, two built in cupboards, intercom and doors off to:

### LOUNGE

18' 2" x 16' 11" (5.54m x 5.17m)

The L-shaped lounge/dining room has a uPVC door and window onto the balcony, laminate flooring, two radiators and an intercom.

### BALCONY

With artificial grass and looking into Abbey End and towards The Clock Tower.

### KITCHEN

7' 4" x 10' 8" (2.24m x 3.27m)

Fitted with a range of modern beech effect wall and base units. The base units have a stone effect roll topped work surface with an inset stainless steel sink unit set beneath the double glazed window to the rear. Built in electric oven with four burner gas hob and extractor canopy. Washing machine and an under counter fridge. Tiled splashbacks and floor.

### LANDING

With airing cupboard housing the Vaillant condensing boiler, access to loft void and doors off to:

### BEDROOM ONE

14' 6" x 10' 9" (4.42m x 3.29m)

Double glazed window to the rear with a radiator beneath.

### BEDROOM TWO

11' 3" x 8' 8" (3.44m x 2.66m)

Double glazed window to the fore with a radiator beneath.





### BEDROOM THREE

8' 3" x 7' 10" (2.54m x 2.41m)

Double glazed window to the fore with a radiator beneath.

### BATHROOM

Refitted with a white suite that comprises a P-shaped bath with thermostatic shower and screen, vanity wash hand basin and a concealed cistern wc. Boiled to full height and floor, frosted double glazed window and a heated towel rail.

### COURTYARD

To the rear of the apartment is a private courtyard area.

### FIXTURES AND FITTINGS

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

### LEASEHOLD INFORMATION

The property is held on a lease that expires in 2157, meaning an unexpired term of 135 years. The maintenance charge is £816 per annum and includes the ground rent. There is an additional charge for buildings insurance.



## FLOORPLAN



### CONTACT

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