



JULIE PHILPOT
RESIDENTIAL



39 Denton Close | Kenilworth | CV8 1BJ

A well presented first floor duplex maisonette providing spacious living with two large double bedrooms, plus home office/office/study which can be a single bedroom if needed. The property benefits from new redecoration throughout, recently refitted modern kitchen and bathroom plus an additional cloakroom/utility, gas central heating and double glazing. Outside is a delightful private garden, a particular feature to the property, it is much larger than average and fully enclosed. All this in a quiet location with the Castle and Abbey Fields being within easy walking distance. A long lease is in existence.

£215,000

- Viewing Essential
- Two Double Bedrooms & Home Office
- Large Private Garden
- Spacious Accommodation



Property Description

Staircase to First Floor

Lounge / Diner

5.41m x 4.29m (17'9" x 14'1")

A large living room enjoying a bright and sunny aspect having laminate flooring and radiator.

Bathroom

A recently refitted bathroom with panelled bath having Triton electric shower over, vanity wash basin, concealed cistern w.c., heated towel rail and fully tiled walls. Extractor fan.

Double Bedroom 12'5" x 9'9"

3.78m x 2.97m (12'5" x 9'9")

A lovely double bedroom with ample storage and wardrobe space and radiator.

Modern Kitchen

Having been recently refitted with a range of white cupboard and drawer units, complimentary work surfaces and glass splash backs. Stainless steel sink unit, four ring induction hob with Neff 'Slide & Hide' electric oven under and extractor hood over. Space for a tall fridge /freezer, smoke detector and radiator.

Staircase to Second Floor

Landing

With chrome heated towel/rail radiator.

Utility/Cloakroom

Having modern vanity wash basin with double cupboard under, concealed cistern w.c., space and plumbing for washing machine and wall mounted Worcester Bosch gas combination boiler.

Double Bedroom Two + Under Eaves Space

3.86m x 3.81m (12'8" x 12'6")

A large second double bedroom with ample space extending to under the eaves. Laminate flooring, radiator and Velux window.

Home Office/ Single Bedroom

2.26m x 2.18m (7'5" x 7'2")

A great office for working from home which can also be used as a third bedroom if needed. Velux window and radiator.

Outside

This property has a much larger than average garden being nice and private with recent timber fencing forming the boundaries. The garden is well stocked with a wide variety of mature plants and shrubs for easier maintenance along with fruit trees to include pear, apple, plum and nut tree. There is also an area of lawn and ideal patio and seating areas which enjoy sunny aspects and privacy. A lovely garden and further feature to the property.

Leasehold Details

We understand the property is leasehold held on a term of 125 years from September 2002. There is a current annual ground rent charge of £125.00 (payable in two half yearly instalments of £62.50).



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

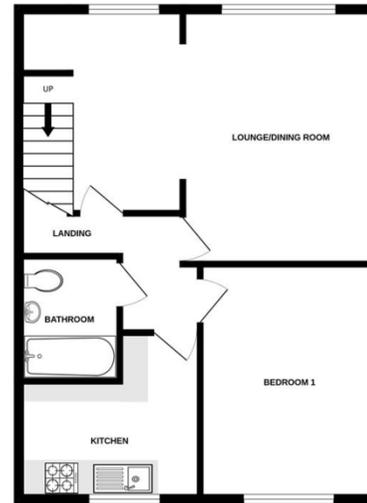
T: 01926 257540

E: sales@juliephilpot.co.uk

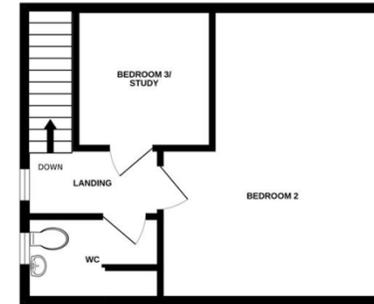
W: www.juliephilpot.co.uk

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

FIRST FLOOR



1ST FLOOR

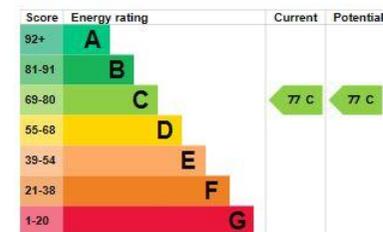


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Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60