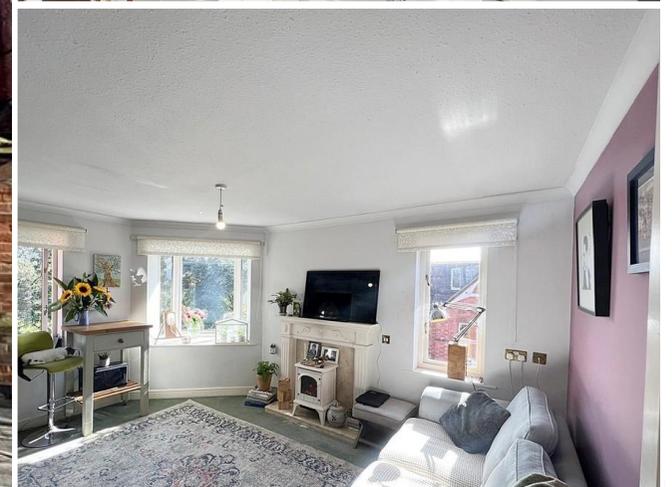




JULIE PHILPOT
RESIDENTIAL

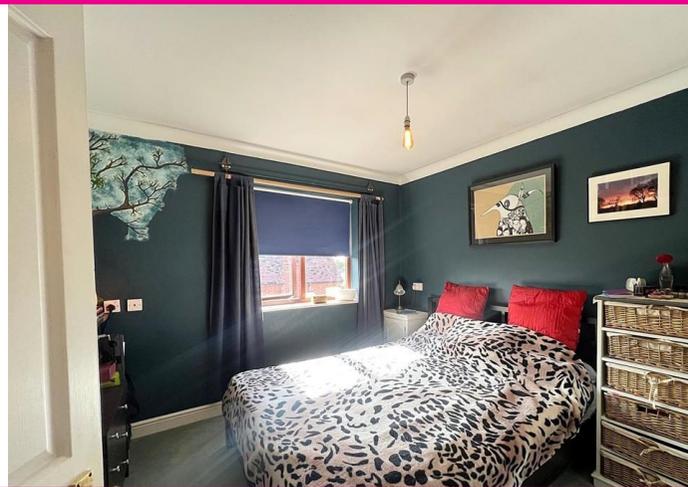


15 Coniston Grange | Priory Road | Kenilworth | CV8 1LL

£210,000

An attractive two bedroomed apartment providing independent town living for those over the age of 55. The property is located on the second floor easily accessed via a lift and staircase, the views and aspect are delightful too from this property. There is plenty of built in storage within the apartment plus two bedrooms, a refitted shower room and attractive lounge in addition is the added advantage of a garage.

- Lift & Stairs To All Floors
- Two Bedrooms
- Pleasant, Sunny Aspect
- Garage Included



Property Description

Coniston Grange

This is a popular, small residential development within the town centre with the benefit of the Train Station, Castle, Abbey Fields plus shops and social amenities all being within easy walking distance. They are particularly popular with those who have a qualifying age of 55 but who want to live independently without any communal lounges or on site managers. There is a laundry room for home owners to use as well as a guest suite.

Communal Entrance Hallway

With security entry system plus a lift and staircase to all floors.

Personal Entrance Door To Number 15

Hallway

With smoke detector, built in storage cupboards and airing cupboard with recently refitted Gledhill hot water cylinder.

Bathroom/Shower-Room

With a corner shower enclosure having Mira shower and curved screen door, pedestal wash basin, w.c., heated towel rail, extractor fan and wall mounted heater.

Lounge

4.42m x 3.30m (14'6" x 10'10")

A light and airy room with pleasant sunny aspects, tv aerial connection, feature fireplace and bay window. Access to

Kitchen

3.25m x 1.88m (10'8" x 6'2")

With pleasant aspect, range of cupboard and drawer units and matching wall cupboards, stainless steel one and a half bowl sink unit, Bosch four ring electric hob with Neff wall mounted double oven with cupboards above and below. Space for tall fridge/freezer and space and plumbing for washing machine.

Bedroom One

3.10m x 2.95m (10'2" x 9'8")

With built in double wardrobe, tv aerial connection and electric wall mounted panel heater.

Bedroom Two

5.79m x 1.96m (19'0" x 6'5")

With pleasant aspect and nice views, built in storage cupboard/wardrobe and electric wall mounted panel heater.

Outside

Garage

The single garage is in the small block to the rear.

Gardens

The gardens are very attractive and well maintained with lawns, attractive shrubbery borders plus a potting shed. There is also outdoor seating areas for owners to use. Outside tap.

Tenure

The property is a Share of Freehold, with Coniston Grange Management holding the Freehold with each apartment owning a Share of Freehold. The Service Charge is £145.00 per month.



Tenure

Share of Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

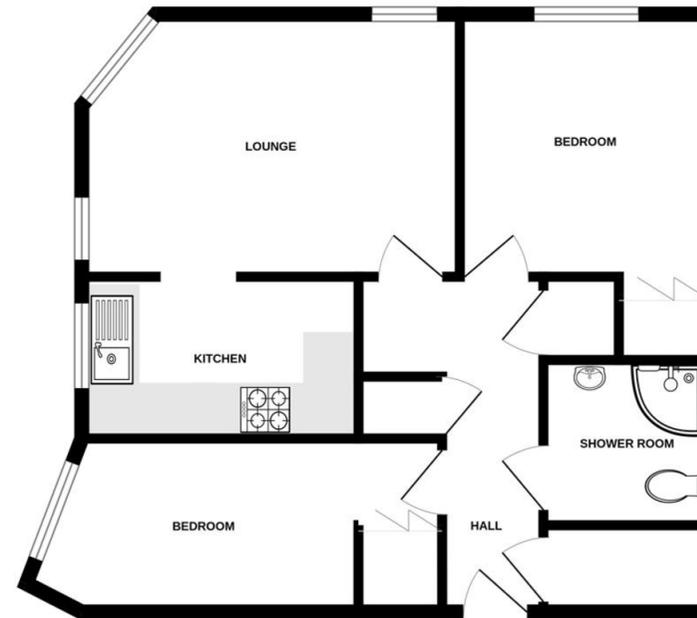
T: 01926 257540

E: sales@juliephilpot.co.uk

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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

GROUND FLOOR

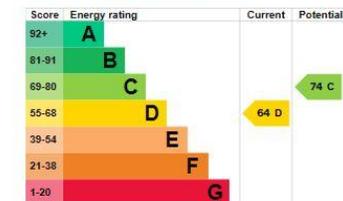


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Energy rating and score

This property's energy rating is D. 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