



ESTATE AGENT  
IN KENILWORTH

JULIE PHILPOT  
RESIDENTIAL

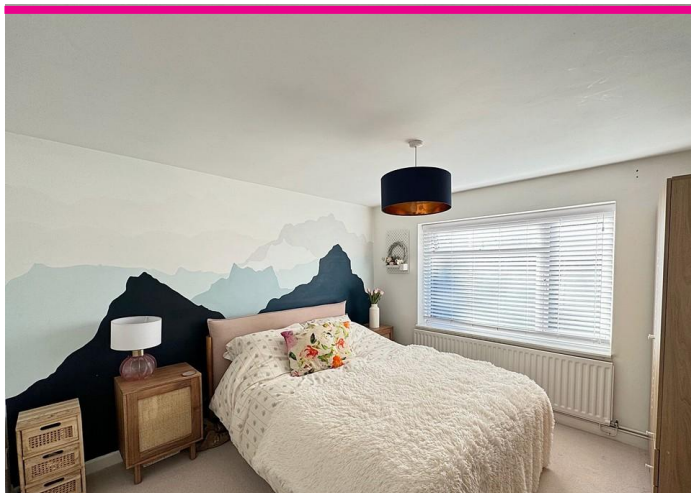


## 4 Holmewood Court | Holmewood Close | Kenilworth | CV8 2JD

A large first floor apartment with three double bedrooms plus a spacious living room, modern fitted kitchen and bathroom. The property is well presented throughout has been recently modernised and is ready to move into. To the outside is residents parking plus the added benefit of a lockable large storage room. Holmewood Court is in a popular residential location conveniently placed for local shops, schools, train station, Abbey Fields and is on a bus route to Leamington Spa, Coventry and Warwick University. With the space available it is an ideal starter home, downsize option or investment opportunity.

£207,000

- First Floor Apartment
- Three Bedrooms
- Large Living Room
- Modern Kitchen & Bathroom



## Property Description

### COMMUNAL ENTRANCE

With staircase to first floor.

### FIRST FLOOR LANDING

With access to a balcony.

### ENTRANCE HALL

Having built in storage cupboard and doors to all rooms.

### LIVING ROOM

17' 0" x 11' 8" (5.18m x 3.56m)

A light and airy room with radiator, tv aerial connection, broadband and telephone point.

### KITCHEN

12' 6" x 7' 5" (3.81m x 2.26m)

A modern kitchen having a range of cream high gloss cupboard and drawer units, wood effect round edged worksurfaces providing plenty of worktop space plus matching range of wall cupboards.

Stainless steel one and a half bowl sink unit, integrated dishwasher and integrated fridge and freezer. Four ring gas hob with electric oven under and black glass extractor hood over. Space and plumbing for washing machine. Further cupboard housing Worcester Bosch gas condensing boiler.

### DOUBLE BEDROOM ONE

11' 3" x 10' 9" (3.43m x 3.28m)

With radiator.

### DOUBLE BEDROOM TWO

9' 11" x 8' 0" (3.02m x 2.44m)

With radiator.

### DOUBLE BEDROOM THREE/STUDY

12' 6" x 6' 11" (3.81m x 2.11m)

With radiator.

### BATHROOM

8' 0" x 5' 1" (2.44m x 1.55m)

Having a white suite including panelled bath, vanity basin with cupboard under and concealed cistern w.c. Complementary ceramic tiling, heated towel rail and anti-mist automatic wall mounted mirror. Underfloor heating.

## **OUTSIDE**

### **PARKING**

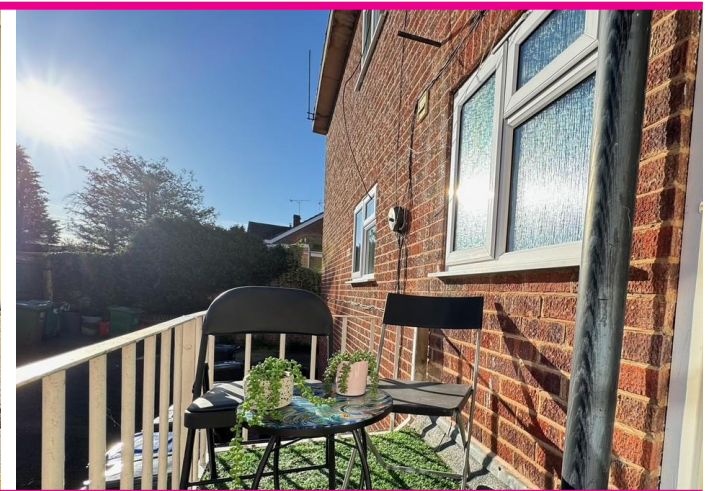
There is ample off road residents parking to the front and side of the building. In addition is a car port and a lockable store room for the apartment.

### **COURTYARD GARDEN & BALCONY**

There is a paved courtyard for the apartments with communal washing lines. In addition is access on the first floor landing to the balcony.

## **TENURE**

The property is on a Share of Freehold basis with an under Lease which is a 999 year term for June 1974. The monthly service charge is £75.00 per calendar month which covers regular window cleaning, gardening and external plus interior communal hallway maintenance. Recent improvements include new roofing, garage roofing and balcony tiling.



# 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

## 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

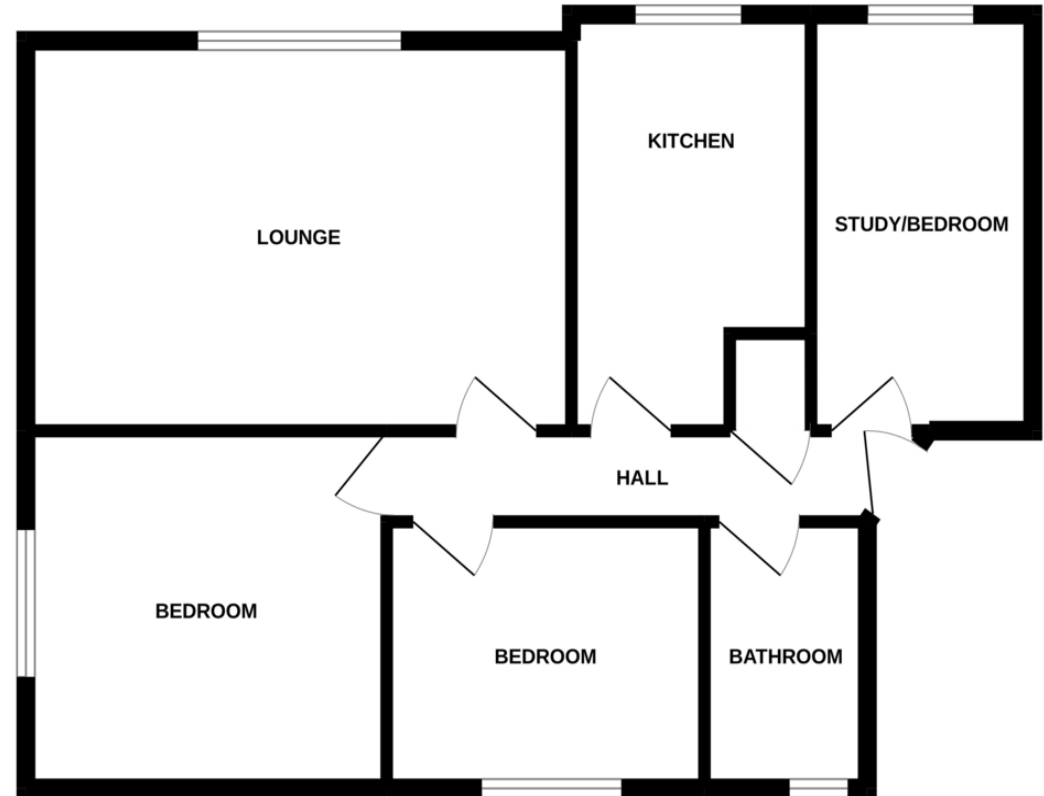
The graph shows this property's current and potential energy rating.

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

## FIRST FLOOR



Made with Metropix ©2022

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.