



JULIE PHILPOT  
RESIDENTIAL

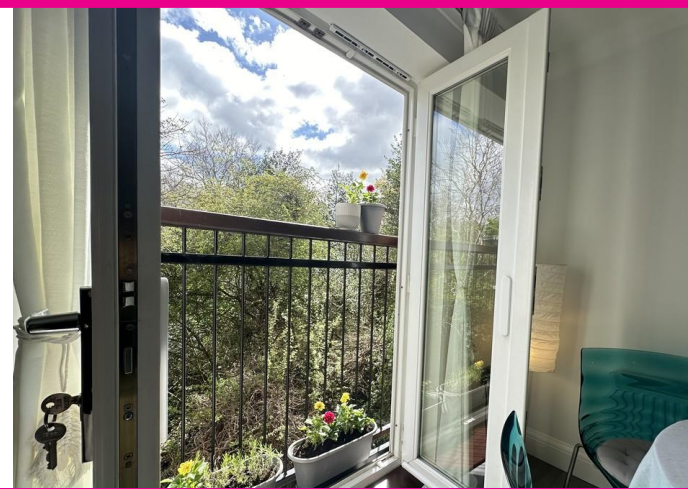


## 6 Heritage Court | 44 Fennyland Lane | Kenilworth | CV8 2RS

£239,950

A superb, luxury apartment in a desirable setting, being spacious and well planned with two double bedrooms, a master en-suite and both with built in wardrobes plus there is a stylish open plan living area being light and airy with a 'juliet' balcony having spinney views and modern kitchen all ideal for entertaining. The location is ideal being just a short walk away from Kenilworth Common and The Greenway, the old High Street, Kenilworth Castle and Abbey Fields. The property is also available for immediate occupation with 'No Chain' involved.

- Viewing Essential
- Two Double Bedrooms, One En-Suite
- Two Parking Spaces
- Spacious Living



## Property Description

### **SECURITY ENTRANCE DOOR**

With video entry system and staircase to all floors.

### **PERSONAL ENTRANCE DOOR TO NUMBER 6**

### **ENTRANCE HALL**

With two good size built in storage cupboards and radiator. Access to roof storage space.

### **OPEN PLAN LIVING ROOM AND KITCHEN**

21' 4" x 19' 9" (6.5m x 6.02m)

A wonderful open plan room being light and airy in design with open aspect towards the trees and Kenilworth Common. Two radiators, 'juliet' balcony with double opening doors and opening into the well fitted and modern refitted kitchen having an extensive range of units including matching wall cupboards. Space and plumbing for washing machine and space for dishwasher, gas hob with electric oven under and stainless steel and glass extractor hood over. Space for tall fridge/freezer and complementary tiling.

### **MASTER BEDROOM**

13' 8" x 9' 1" (4.17m x 2.77m)

A very nice double room with radiator, pleasant aspect and access to dressing room with built in wardrobes. Built in storage cupboard and door to:

### **EN-SUITE**

With large shower enclosure and glazed shower screen door, w.c., and wash basin. Complementary tiling and wall mounted cabinet.

## DOUBLE BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.9m)

A great second double bedroom with built in wardrobes having sliding mirror doors, radiator and pleasant views.

## BATHROOM

Having panelled bath with w.c., and pedestal wash basin. Complementary tiling.

## OUTSIDE

There are two allocated car parking spaces

## TENURE

The property is Leasehold. The lease has an unexpired term of 103 years (as at October 24). The Ground Rent is £200.00p.a and the Service Charge is £1076 p.a.



## Tenure

Leasehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		