



ESTATE AGENT  
IN KENILWORTH

JULIE PHILPOT  
RESIDENTIAL

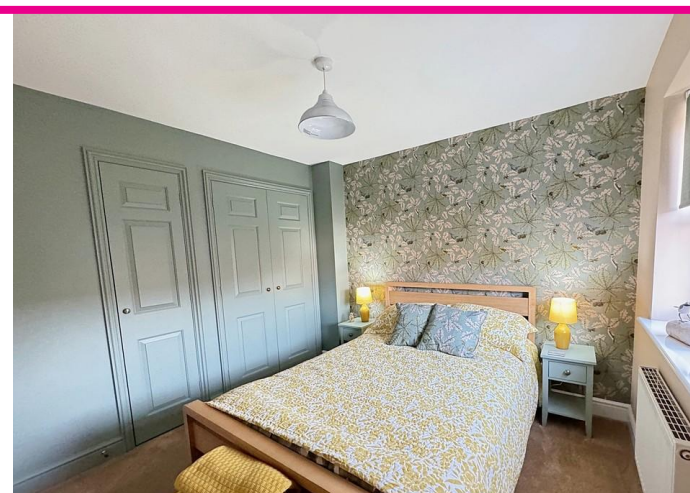
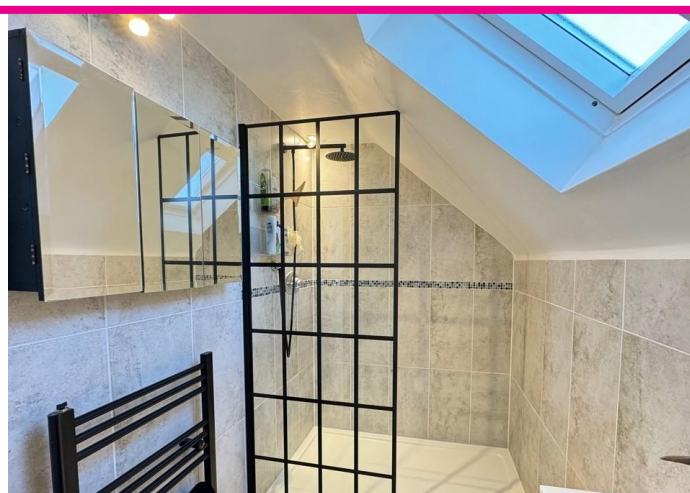


## 26 St. Marys Court | Kenilworth | CV8 1JH

An immaculately presented, spacious and well planned townhouse in a sought after, small and secure gated community in the town centre. This fabulous home has four bedrooms, the master with an en-suite, there is also plenty of storage space throughout the property along with an attractive, low maintenance garden, garage and driveway parking for one further vehicle. The present sellers have improved the property since their ownership which can only be appreciated by viewing.

£445,000

- Lounge With Bay Window
- Modern Kitchen/Diner
- Low Maintenance Rear Garden
- Gated Community



## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator, oak flooring and door to

### CLOAKROOM

Having w.c. and vanity wash basin with display storage area to side and storage cupboards under.

### LOUNGE

16' 4" x 15' 0" (4.98m x 4.57m) Max

With walk in bay window, oak flooring, understairs storage recess and feature fireplace with oak mantel over and newly fitted gas fire.

### KITCHEN/DINER

16' 4" x 11' 2" (4.98m x 3.4m)

Having an extensive range of white gloss cupboard and drawer units with matching wall cupboards. Granite worktops, double sink unit, space and plumbing for washing machine and tall integrated fridge/freezer. Four ring gas hob with double oven under and extractor hood over. Complementary tiling. In the dining area is plenty of space for dining table and chairs plus French double doors providing access to the rear garden.

### FIRST FLOOR LANDING

With radiator and airing cupboard housing Tempest hot water cylinder.

### BEDROOM TWO

9' 6" x 9' 8" (2.9m x 2.95m)

With radiator, rear garden views and full width range of built in wardrobes.

### BEDROOM THREE

11' 1" x 8' 7" (3.38m x 2.62m)

With radiator.

### BEDROOM FOUR

7' 10" x 7' 3" (2.39m x 2.21m)

With radiator.

## BATHROOM

With panelled bath having fixed head shower over and glazed shower screen. Pedestal wash basin, w.c., complementary tiling and extractor fan.

## STAIRCASE TO SECOND FLOOR LANDING

Having deep built in storage cupboard providing access to further under eaves storage space. Access to roof storage space and smoke detector.

## MASTER BEDROOM

12' 4" x 11' 9" (3.76m x 3.58m) Max

With radiator, built in storage cupboard with access to further under eaves storage space.

## EN-SUITE SHOWER ROOM

Having a white suite with large walk in shower and glazed shower side screen. vanity basin with drawer unit under, w.c., heated towel rail and Velux window. Complementary tiling.

## OUTSIDE

### GARDENS

The front garden is nicely landscaped for low maintenance. The attractive rear garden has also been landscaped for easy maintenance with a large seating area, year round astro turf artificial grass with several well stocked and well tended raised beds. There is a gate for pedestrian access to the rear plus a purpose built small shed and a very pleasant seating area. Outside Tap.

### SINGLE GARAGE & PARKING

There is a single garage in a block with an up and over door with a further parking space in front of the garage.

## TENURE

The property is Freehold. There is a Service Charge payable for the upkeep of the communal areas, pathway, drive and electric gates. The charges are currently £45.00 per month (2024).

The garage is Leasehold with a Ground Rent of £50.00 per year plus the insurance of £21.44 per year (2024).



## Tenure

Freehold

## Council Tax Band

E

## 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

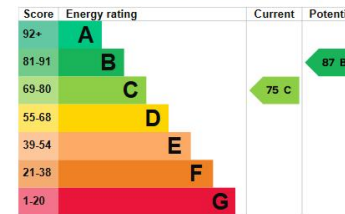


Made with Metropix ©2024

### Energy rating and score

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

[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