



## 7 Harbourne Close | Kenilworth | CV8 2ST

£187,500

A ground floor maisonette, one of only two in a detached dwelling within this super convenient location which is quiet yet also is an easy, short walk to the train station, parks, town centre and shops. This is a great opportunity as the property is available for immediate occupation with 'No Chain' involved and has the added benefit of driveway parking and your own private entrance door. There are two bedrooms, a modern kitchen and bathroom, a nice lounge/diner, double glazing and central heating. This is an ideal home for so many to include investment buyers, first time buyers or those wanting to downsize and be close to town with parking.

- Viewing Essential
- Two Bedrooms
- No Chain Involved
- Allocated Parking Space To Front



## Property Description

### PERSONAL ENTRANCE DOOR TO

#### HALLWAY

With radiator, smoke detector, good size understairs storage cupboard and airing cupboard housing pressurised hot water cylinder.

#### LOUNGE/DINER

14' 4" x 11' 9" (4.37m x 3.58m)

A generous size living room which leads into the kitchen and therefore has a nice light and airy feel. In the lounge are two radiators and tv aerial connection with the archway into:

### MODERN KITCHEN

8' 1" x 7' 6" (2.46m x 2.29m)

With an extensive range of high gloss cupboard and drawer units having matching wall cupboards. Stainless steel sink unit, four ring electric hob with electric oven under and extractor hood over. Space and plumbing for washing machine and space for a tall fridge/freezer.

### DOUBLE BEDROOM ONE

11' 3" x 10' 1" (3.43m x 3.07m) Exc Wardrobes

With telephone point, radiator and tv aerial connection. Built in double wardrobe and drawer unit to the side with shelving over.

### BEDROOM TWO

8' 0" x 6' 8" (2.44m x 2.03m) Exc Wardrobe

A nice single bedroom which will also be ideal as a home office if so desired. Radiator and to the side is a recess where there is a built in double wardrobe.

### BATHROOM

A modern white bathroom with panelled bath having Aqualisa shower over, pedestal wash basin and w.c. Shaver point, radiator and complementary tiling.



## OUTSIDE

## PARKING

This property has the advantage of an allocated car parking space in front of the property, this will also enable an owner to connect and EV Charging point if needed.

## COMMUNAL AREA

There are communal gardens to the front and rear.

## TENURE

The property is Leasehold. There are 104 years remaining on the lease at at December 2025. The Ground Rent is £150.00 per year and the Service Charge is £779.15 per year. The Managing Agents are RMG Management Group.



# Tenure

Leasehold

# Council Tax Band

B

# Viewing Arrangements

Strictly by appointment

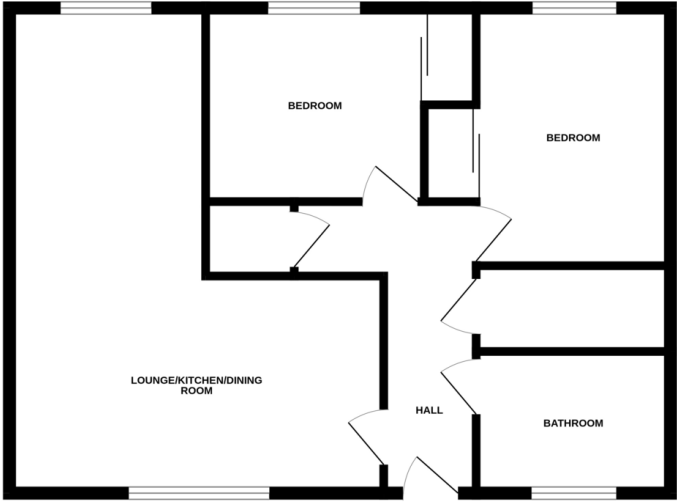
# Contact Details

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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 are 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

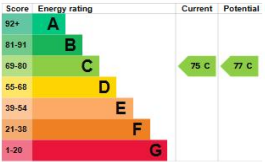


Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Energy rating and score

This property's 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 50