



JULIE PHILPOT  
RESIDENTIAL

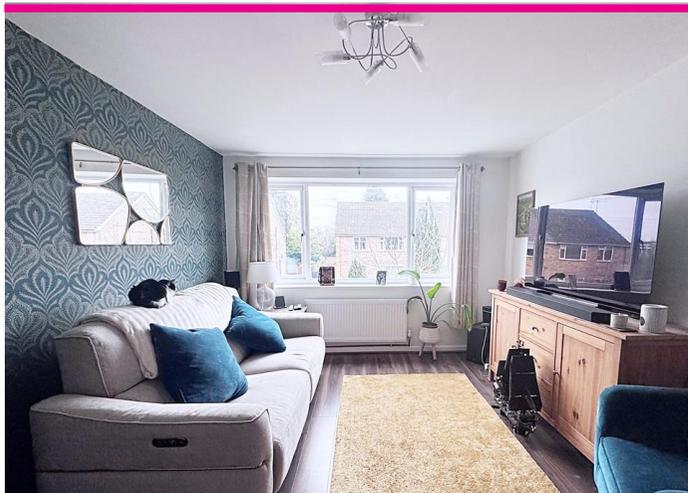


## 10 Denton Close | Kenilworth | CV8 1BL

A well-presented and modernised two bedroom first floor maisonette, ideally suited to first-time buyers, investors, or those seeking a home within easy walking distance of the Castle, Abbey Fields and the High Street.

£185,000

- Two Bedrooms
- Lounge/Dining Room
- Modern Kitchen and Bathroom
- Boarded and Insulated Loft Space
- Private Garden and Garage in Nearby Block



## FULL DESCRIPTION

The property benefits from its own private entrance leading to the first floor and offers well-proportioned accommodation comprising a spacious lounge/dining room, a modern fitted kitchen, refitted bathroom, and two bedrooms. There is also a boarded and insulated loft space, providing useful additional storage. Externally, the property enjoys the advantage of a separate private garden as well as a garage located in a nearby block. Since purchasing the property, the current owners have carried out several improvements, including refitting the kitchen, installing gas central heating, boarding and insulating the loft, and replacing the exterior soffits, gutters and fascia's. Viewing recommended.

## PERSONAL ENTRANCE DOOR

With radiator and staircase to the first floor.

## LANDING

Being naturally lit via side double glazed window and having built in storage cupboard housing gas combination boiler. Access to the fully boarded and insulated roof storage space via a pull down loft ladder.

## LOUNGE/DINING ROOM

14' 0" x 10' 9" (4.27m x 3.28m)

With radiator and tv aerial connection.

## MODERN KITCHEN

10' 5" x 5' 9" (3.18m x 1.75m)

Having stainless steel sink unit, range of cupboard and drawer units with matching wall cupboards and contrasting round edged worksurfaces. Inset four ring ceramic hob with stainless steel extractor canopy over and built-in oven beneath. Space and plumbing for automatic washing machine, space for tall fridge/freezer, radiator, tiled flooring and ceiling spotlights. Further storage cupboard housing utility meters.

## BEDROOM ONE

12' 3" x 9' 10" (3.73m x 3m)

Double bedroom with radiator and rear garden views.

## BEDROOM TWO

10' 9" x 6' 4" (3.28m x 1.93m)

Currently used as an office with radiator and built in storage/wardrobe cupboard.

## BATHROOM

Being fitted with a modern bathroom suit comprising low level w/c, pedestal wash hand basin and panelled bath with glazed side screen and 'Triton' electric shower over. Part tiled walls, wood effect laminate flooring, chrome heated towel rail/radiator and extractor fan.

## OUTSIDE

### GARAGE

A single garage is located in a block to the rear of the property.

### REAR GARDEN

There is a garden to rear of the property which is mainly paved and laid with stone chippings for easy maintenance.

## LEASE DETAILS

We understand the property is leasehold held on a term of 125 years from 29 September 2015, with an unexpired term of approximately 114 years. The current ground rent for the maisonette is £175.00 per annum (paid as £87.50 bi-annually) and the current ground rent for the Garage is £548.32 per annum (paid as £137.08 quarterly). There is no maintenance charge. Prospective purchasers are advised that their solicitor should verify these details prior to exchange of contracts.



# Tenure

Leasehold

# Council Tax Band

B

# Viewing Arrangements

Strictly by appointment

# Contact Details

**T:** 01926 257540

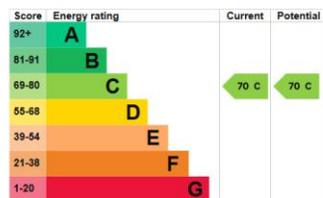
**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

## Energy rating and score

This property's energy rating is 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.

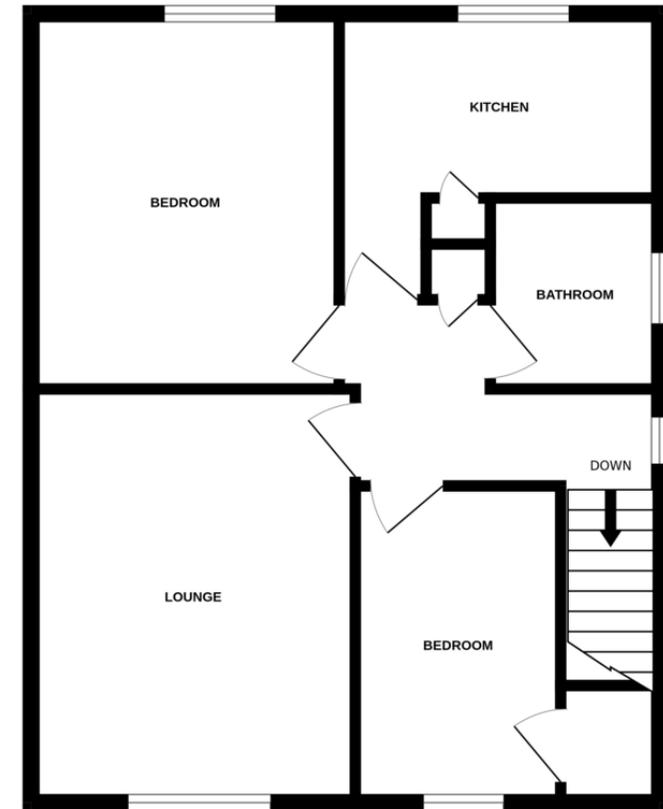
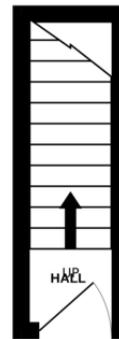
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR

FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026

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