

Property details approval form

20a, Park Road, KENILWORTH, West Midlands, CV8 2GF

Date: 04 March 2026 Property Ref and Version: KEN305230 - 0013

Selling your home with us!

Atkinson
Stilgoe 

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£180,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 189 years from 23 Nov 1988.

○ Key Features

- Energy Rating: C
- 153 Year Peppercorn Lease (effectively no ground rent)
- No extra service charges
- 2 bedroom Duplex Flat
- No upward chain
- Close to local shops and Kenilworth town centre
- Lovely walks nearby including Abbey fields and Kenilworth Common
- Ideal for first time buyers and investment purchase
- Council Tax Band - B

○ Short Description

A spacious two bedroom duplex flat with on-street parking, situated close to local shops and Kenilworth town centre. An ideal opportunity for first time buyer or investment purchase with 153 year peppercorn lease, no service charge and no onwards chain!!

○ Long Description

A spacious two bedroom duplex apartment, with private entrance located in the sought after location of Kenilworth, close to local shops and within walking distance to the town centre.

The property has the benefit of it's own private entrance, and is set over two floors. The approach is through a secluded rear entrance, off the main road, leading to the first floor where you will find a white suited bathroom with bath and separate shower cubicle. The kitchen/ dining area is open plan with appliances and leading to a separate living area over looking the front aspect. The top floor bedrooms, both light and spacious, overlooks the front and rear aspect of the property with both having additional storage space.

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Situated in the heart of the Kenilworth, Park Road is a great location, only a short walk from Abbey Fields for lovely summer walks and the town centre including its local shops, bars and bistros. Everything you need is but a short walk or drive away, so if you are looking to immerse yourself in the heart of this wonderful community then look no further.

Whether you are a first time buyer or searching for your next investment this property is a must see.

○ Directions

○ Agent Note

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○ Room Description

Entrance Hall

Front door with stairs leading to first floor

Kitchen

11' 6" x 11' 9" (3.51m x 3.58m)

Spacious open plan with wood flooring overlooking front aspect of property

Living Room

11' 5" x 13' 1" (3.48m x 3.99m)

Spacious south facing open plan living area with wood flooring overlooking front aspect of property

Bedroom 1

11' 6" x 11' 11" (3.51m x 3.63m)

Spacious top floor bedroom overlooking front aspect of property

Bedroom 2

9' 8" x 11' 6" (2.95m x 3.51m)

Additional double bedroom overlooking rear aspect of property. Ideal as a guest bedroom and/or study room and office space.

Bathroom

10' 11" x 8' 11" (3.33m x 2.72m)

Spacious white suited 4 piece bathroom with separate bath and shower cubicle off the main stairway from front of property

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○ Property Images



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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

	Signature	Date
Richard J Goodwin		
Mr & Mrs F.&.X. Zhao		