

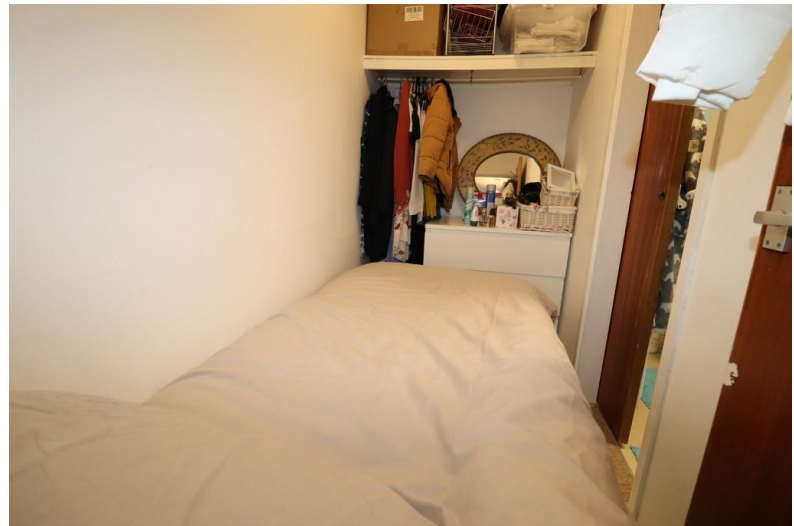


Ebourne Close
Kenilworth, CV8 2QL

£99,950

- First Floor Studio Apartment
- Electric Storage Heating & Double Glazing
- Living/Studio Room
- Stamp Duty Of Sole Residence: £0





THE PROPERTY

A well presented first floor studio apartment in a convenient central Kenilworth location, close to the town centre with its full range of facilities and amenities and near to the railway station in a well kept private block with communal bin store and gardens with views over nature reserve. The property is situated in a quiet cul de sac location with communal hall, stairs rising to first floor, studio room/bedroom, dressing room with shower room, fitted kitchen and the property has double glazing and electric night storage heating and has one allocated parking space. The property would make an ideal investment with current rental income of £495 per calendar month with a current tenant in situ.

ENTRANCE

Approached via a communal entrance with multi paned opaque glazed door with stairs rising to first floor landing with multi paned window with views to conservation area, panelled door through to

LIVING/DINING ROOM/STUDIO

8' 8" x 14' 7" (2.65m x 4.46m) With two central ceiling light points, smoke alarm, coving, wall mounted electric heater, multi paned double glazed window with views over nature reserve, telephone point, t.v. aerial point, range of power points and arch way through to

KITCHEN

8' 6" x 5' 11" (2.61m x 1.81m) With double glazed window with views across Ebourne Close, central ceiling light point, fitted with a range of matching mushroom coloured base and wall units with dark brown work surface and single drainer stainless steel sink unit, space for oven, breakfast bar with two stools, space for fridge/freezer and plumbing for washing machine, wall mounted electric convection heater, extractor fan, wood laminate effect vinyl strip floor covering, range of power points and Economy 7 controlled timer, built-in cupboard with lagged copper cylinder and range of slatted shelving.

DRESSING ROOM

With central ceiling light point, wall mounted modern electric isolation unit, access to insulated roof space, full width hanging area with fitted shelf over and sliding door through to

SHOWER ROOM

6' 4" x 4' 2" (1.94m x 1.29m) Comprising a three piece white suite with low level w.c., vanity wash hand basin with cupboard below, tiling to splash backs, walk-in shower with shower screen and Triton electric shower, tiling to full height to all walls, extractor fan, electric wall mounted convection heater, central ceiling light point, vinyl flooring and mirrored vanity unit.

OUTSIDE

There are communal gardens with washing area and bin store and pleasant views over the nature reserve from the living room window.

PARKING

There is a parking forecourt for the block directly in front of the property with parking for 1 vehicle.

TENURE

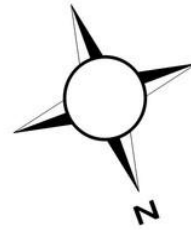
The property is held on a new 125 year lease from 2019, the Managing Agents are Estates & Management Ltd 302 Regent Park Road, London N3 2JX, the annual service charge is £50 p.a approx and the ground rent is £83.60 p.a, approx the annual charge for building insurance is £250.00 approx

FIXTURES AND FITTINGS

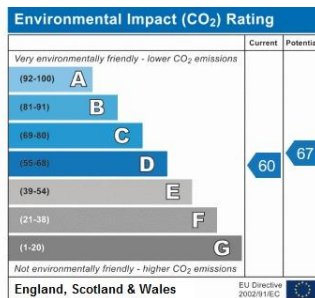
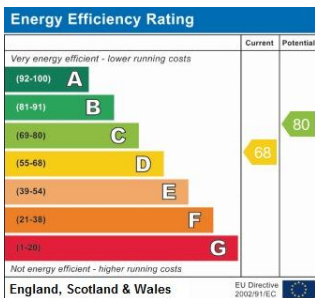
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



First Floor
Approx. 23.8 sq. metres



Total area: approx. 23.8 sq. metres



COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements