



## 19 Alpine Court

Kenilworth, CV8 2QB

£299,950

- Three/Four Bedroom Town House
- Comprehensively Refurbished
- Hall, Utility and Cloakroom
- Large Living Dining Kitchen with Island and Bi Folding Doors





## THE PROPERTY

A high quality comprehensive refurbishment of this flexible three storey town house. Totally re-modelled creating a virtually new property within the original footprint, the property is located in a well regarded location just off Lower Ladyes Hills with attractive views across Odimore Allotments. The property is perfectly located for access to Kenilworth town centre, positioned on the north east side of the town providing convenient access for Westwood Business Park and Warwick University. The property comprises; entrance hall, large open plan living/dining kitchen, cloakroom and utility/garage store. To the first floor there are two double bedrooms and a luxury bathroom, and to the second floor a large master bedroom or top floor sitting room with far reaching views over Kenilworth as well as a refitted shower room and an additional double bedroom. Outside there is driveway parking, and a communal rear garden space, internal viewing of this property is ESSENTIAL.

## ENTRANCE

Approached over a concrete driveway to a new composite front door with full height frosted double glazed windows, matching twin up lighters and cold water tap into the

## RECEPTION HALL

With wood laminate flooring, radiator, ceiling light, mains smoke alarm, door to the

## KITCHEN/DINING ROOM

19' 1" x 14' 9" (5.82m x 4.51m) Dining area with wood laminate flooring, underfloor electric heating throughout, LED ceiling light, radiator, range of chrome power points with USB connection, t.v point, vertical radiator, opening to the

## KITCHEN AREA

Comprehensively refitted with a range of grey fronted base and wall units with 20mm quartz worktops with matching up stands, under counter mounted granite composite sink with mixer tap, integrated appliances to include a single fan assisted oven, microwave combi, five ring induction hob, dishwasher, larger fridge freezer, granite island unit with breakfast bar, two feature drop down ceiling lights.

## CLOAKROOM

With a refitted back to the wall w.c, vanity wash hand basin with cupboard below and central mixer, heated chrome towel rail, ceiling light, extractor fan, laminate flooring.

## STORAGE

4' 10" x 8' 7" (1.49m x 2.62m) Off the hall with a range of power points, ceiling light, vinyl flooring, black marble effect rounded edge work surfaces, space and plumbing for washing machine and dryer, electric up and over roller shutter access door to front, 18th edition metal electric isolation unit, alarm control pad, cupboard concealing the new electric and gas meters.

### FIRST FLOOR LANDING

With feature glazed and light oak stairs, radiator, three ceiling lights, large double glazed window to front, space for desk, ideal for home working, door to

### DOUBLE BEDROOM TWO

14' 4" x 8' 9" (4.39m x 2.69m) With double glazed window to front, ceiling light, radiator, range of chrome power points with USB connection..

### DOUBLE BEDROOM THREE

10' 5" x 8' 1" (3.18m x 2.47m) With double glazed window to rear, radiator, ceiling light, range of chrome power points with USB connection.

### BATHROOM

5' 6" x 6' 4" (1.68m x 1.94m) Luxury refitted three piece white suite with low level w.c, wall hung wash hand basin, shower bath with fitted shower screen and mains fed shower with matching chrome fittings and twin shower heads, attractive ceramic tiling to floor and contrasting white tiling to walls, opaque double glazed window to rear, heated towel rail, LED vanity mirror, extractor fan.

### SECOND FLOOR LANDING

With mains smoke alarm, ceiling light, access to insulated and fully boarded loft space with retractable wooden ladder with pressurised water cylinder and new condensing boiler, door to

### DOUBLE BEDROOM 4

11' 8" x 8' 7" (3.58m x 2.64m) With ceiling light, radiator, double glazed window to rear, range of chrome power points with USB connection.

### FEATURE LOUNGE/BEDROOM ONE

13' 1" x 14' 9" (3.99m x 4.51m) A flexible room that would be a beautiful second floor lounge with attractive far reaching views over Kenilworth with wood laminate flooring, radiator, large double glazed windows and matching French doors to front, two ceiling lights, range of chrome power points with USB connection, built in storage cupboard with shelving.

### BATHROOM

5' 6" x 6' 2" (1.68m x 1.88m) With a luxury three piece white suite with a low level w.c, wall mounted wash hand basin, walk in shower with granite composite shower tray with feature twin shower head, porcelain tiles to floor with contrasting white wall tiles, LED down lighters, extractor fan, LED vanity mirror, heated towel rail, opaque double glazed window to rear.

### FRONT

To the front of the property is a concrete driveway with parking to the front of the garage doors, overlooking a communal lawn with outside tap and courtesy lights.

### REAR

To the rear is a communal sloped rear garden.









#### **NOTE**

There is a communal charge of £280 per annum for maintenance of the front communal lawns and sloped gardens to the rear of the property, this is payable to Alpine Court Management Ltd.

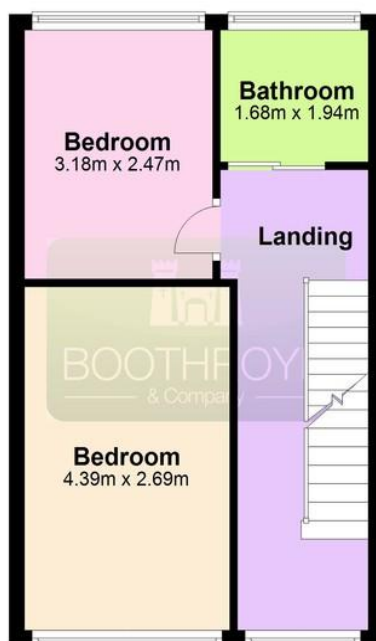
#### **FIXTURES AND FITTINGS**

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

Approx. 33.4 sq. metres



Approx. 34.6 sq. metres



Approx. 34.5 sq. metres



Total area: approx. 102.4 sq. metres

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92-100) <b>A</b>                           |  |         |           |
| (81-91) <b>B</b>                            |  |         | 85        |
| (69-80) <b>C</b>                            |  | 73      |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

England, Scotland & Wales

EU Directive 2002/91/EC

Tax band D

Freehold

## Warwick District Council

19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

**W:** [www.boothroyd.co.uk](http://www.boothroyd.co.uk)

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.