



JULIE PHILPOT
RESIDENTIAL



2 The Gallery | Abbey End | Kenilworth | CV8 1QJ

£167,500

A super town centre luxury apartment with a balcony, one generous size double bedroom with an en-suite bathroom plus a modern open plan living area including a fitted kitchen with integrated appliances and spacious lounge/diner with access to the balcony. The property is accessed via stairs and a lift which brings you to the first floor having a beautiful atrium garden area along with a seating area for the apartment. An additional benefit is that there is a allocated car parking space and bicycle store. The location is perfect being in the town centre with Abbey Fields, the Castle and excellent social and shopping amenities being on your doorstep.

- No Chain Involved
- Allocated Car Parking
- One Double Bedroom, En-Suite Bathroom
- Open Plan Lounge/Diner/Kitchen
- Guest Cloakroom



Property Description

COMMUNAL ENTRANCE

Having security entryphone system with a lift and staircase to all floors.

FIRST FLOOR

From the lift and staircase access leads to a wonderful open atrium courtyard garden area which is where you will find the bike store. This is a unique style to Kenilworth and is just delightful. Personal entrance door to number two.

ENTRANCE HALL

With downlights, smoke detector, security entryphone system and underfloor heating. Double doors provide access to a large storage/airing cupboard housing the Ariston gas boiler, hot water cylinder and valve controls for the underfloor heating.

CLOAKROOM

With pedestal wash basin, w.c, complementary tiling, extractor and downlights.

OPEN PLAN LIVING ROOM/KITCHEN

6.22 x 4.01 (20'5" x 13'2")

A stylish, modern, generous size and light and airy open plan living area having a tilt and slide door to the balcony, underfloor heating, central heating thermostat, tv aerial and satellite connections. The kitchen is modern and well planned with a range of cupboard and drawer units comprising: inset stainless steel one and a half bowl sink unit having integrated washing machine under, four ring gas hob having extractor canopy over and double wall mounted electric oven with built in microwave over. Deep pan drawers and matching range of wall cupboards with lighting under. Integrated slimline dishwasher and tall fridge/freezer. Smoke detector.

DOUBLE BEDROOM

3.78 x 3.05 (12'5" x 10'0")

Having underfloor heating, telephone point and tv aerial point. Door to:

EN-SUITE BATHROOM

1.96 x 1.85 (6'5" x 6'1")

A large bathroom with panelled bath having mixer tap/shower attachment and glazed shower screen. Modern wall hanging wash basin and w.c, complementary ceramic tiling and underfloor heating.

OUTSIDE

There is a beautiful outdoor atrium courtyard on the first floor of the development which has a wide variety of mature specimen plants and shrubs which provides a delightful and sheltered area for residents to enjoy.

PARKING

There is an allocated car parking space to the property. There is also a bike store.

TENURE

The property is Leasehold with a 125 year Lease from 2009. The Maintenance Charge is £2200.00 per year. The Ground Rent is £200.00 per year until 2034 it will then increase to £400.00 per year. The Managing Agents are Centrick Management.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

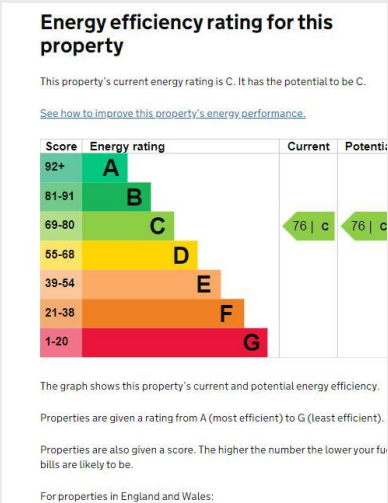
Strictly by appointment

Contact Details

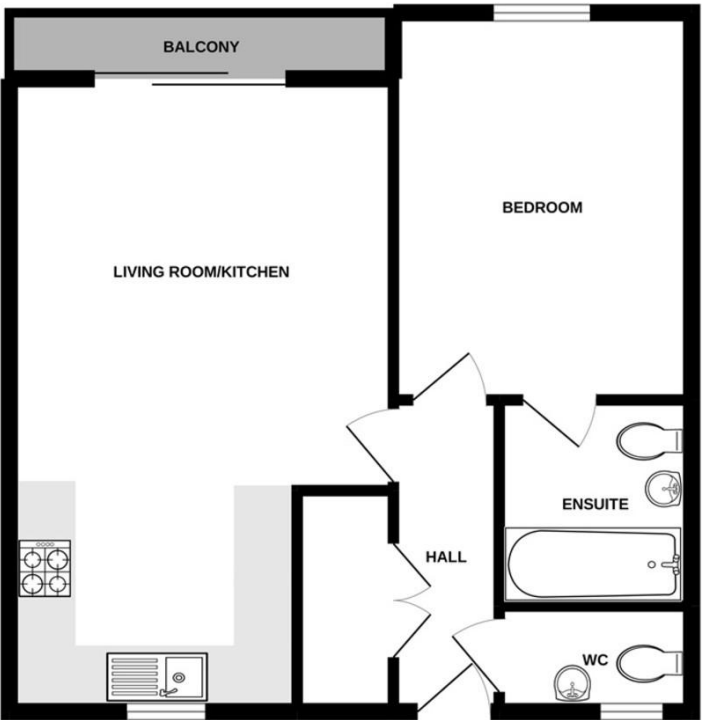
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First Floor
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.
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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