



## Warwick House, Station Road, Kenilworth

£169,950

- Two/Three Bedroom 3rd Floor Town Centre Apartment
- Reception Hall
- Living Room With Feature Fire
- Three Piece Bathroom with Shower
- Ideal First Time Buy/ Downsize Or Investment With Projected Rental Of £900 PCM
- Stairs & Lift Access, No Onward Chain, Long 143 Year Lease
- Energy Rating E - 40
- Two Double Bedrooms Plus Study
- Fitted Kitchen With Appliances
- Warwick District Council Tax Band B

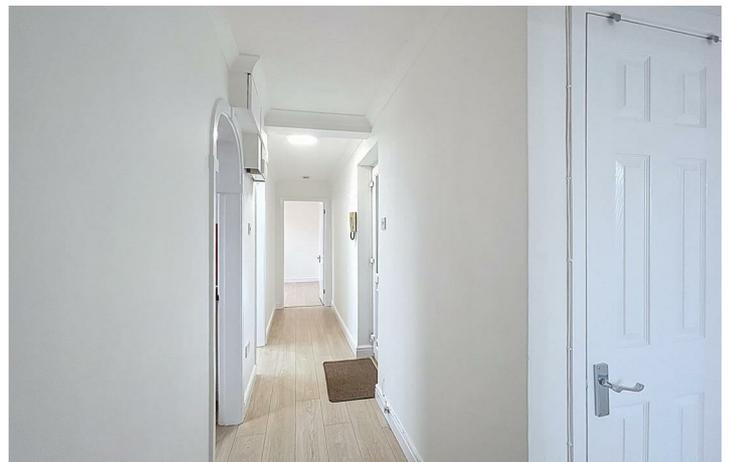
# Station Road, Kenilworth, CV8 1JF

This spacious three-bedroom apartment is located in the town centre, close to all facilities and amenities. Situated on the third floor, the apartment is accessible by both a lift and a staircase. It features two double bedrooms and one single bedroom, along with a large living/dining room that includes a decorative fireplace. The kitchen is equipped with appliances and a breakfast bar. There is a three-piece bathroom with a shower over the bath, and a hallway that has a built-in airing cupboard.

Additionally, the apartment boasts an outdoor roof terrace area, perfect for relaxing during the summer. It has an extended lease with 143 years remaining and is being offered for sale with no chain. This property would make an ideal choice for downsizers, first-time buyers, or as a buy-to-let investment, with a potential rental income of £900 per month.

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Council Tax Band: B



## Approach

Accessed via a communal hallway with stairs and a lift to the 2nd floor, the apartment is approached over a patio and staircase with wrought iron railings. A storm porch leads to a glazed front door, complemented by an outside courtesy light.

## Reception Hall

This space features coving, an LED ceiling light, two smoke alarms, and a telephone intercom for the front entrance. It is equipped with twin 18th edition metal electric isolation units, and the flooring is made of wood laminate. Additionally, there is a built-in airing cupboard that includes a lagged copper cylinder, slatted shelving, and insulation. It also has a cold water tap, an immersion heater, and a modern stopcock button. There is a door leading to

## Kitchen

The kitchen is fully equipped with a range of white matte-finished base and wall units, complemented by black marble-effect work surfaces featuring rounded edges. It includes a one-and-a-half bowl stainless steel sink with a chrome mixer tap and red ceramic tiled splashbacks. The kitchen is fitted with an integrated Samsung fan-assisted under-counter oven, a four-ring induction hob, and an illuminated stainless steel extractor hood above. Additionally, a Hotpoint upright fridge freezer and an Indesit washing machine are included in the sale. There is also a two-stool breakfast bar, LED downlighting, wood laminate flooring, and a window that offers views towards the Abbey End car park.

## Living/Dining Room

Featuring a window, a feature wall, a wall-hung electric pebble effect fireplace, a ceiling light, a wall-mounted electric convection heater, wood laminate flooring, as well as TV and telephone points.

## Double Bedroom One

With a window to the side, DeLonghi electric convection wall-mounted heater, wood laminate flooring, wall-mounted dress mirror, ceiling light, and coving.

## Double Bedroom Two

The room features a window, a ceiling light, a wall-mounted electric convection heater, and wood laminate flooring.

## Bedroom Three/Study

The room features a window, a ceiling light, and a wall-mounted electric convection heater.

## Bathroom

The bathroom features a modern three-piece white suite, which includes a low-level enclosed WC and a matching vanity wash hand basin with a chrome mixer tap and cupboard underneath. There is a P-shaped panelled bath with a curved glazed shower screen and a Triton T80 electric shower above. The walls are adorned with ceramic tiling, and the floor is finished with vinyl. Additional amenities include LED lighting, an opaque double-glazed window, a wall-mounted mirror, a window-mounted extractor fan, and an electric heater.

## Outside

There is a communal terraced area at the bottom of the stairs.

## Tenure

The property is leasehold with a remaining lease of 143 years. The monthly service charge of £90 is payable to Barwick Securities Ltd and includes lift maintenance, cleaning, building insurance, and waste disposal.

## Services

All mains services are connected.  
Mobile coverage

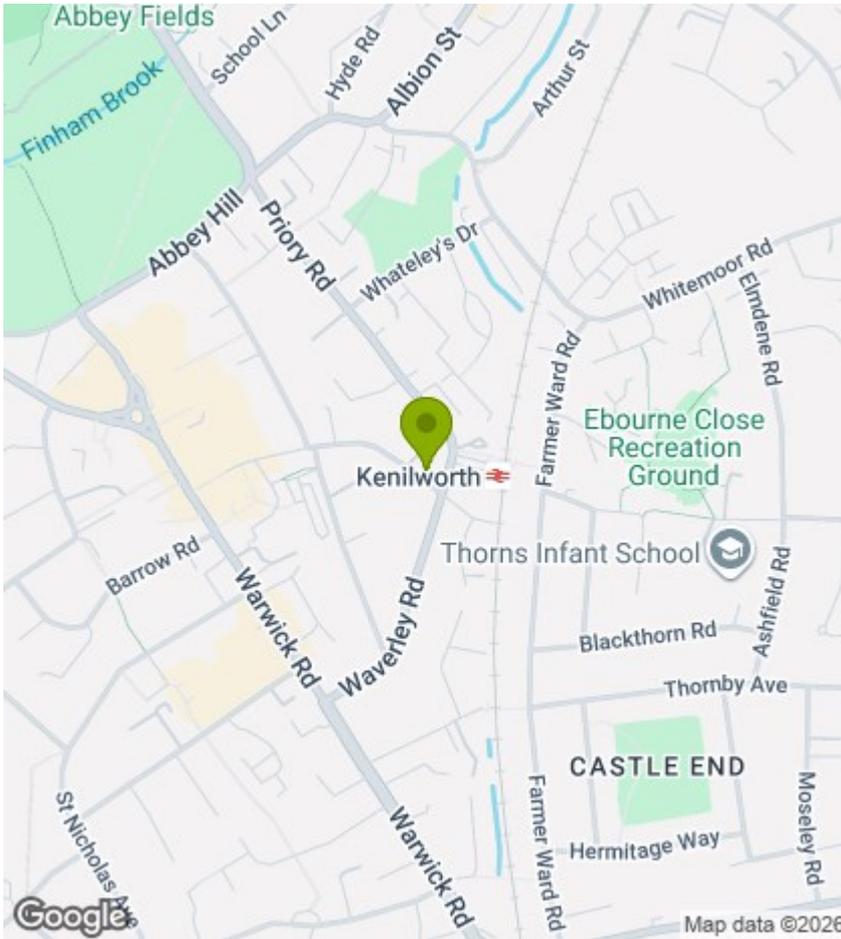
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
330 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures & Fittings

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



### Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

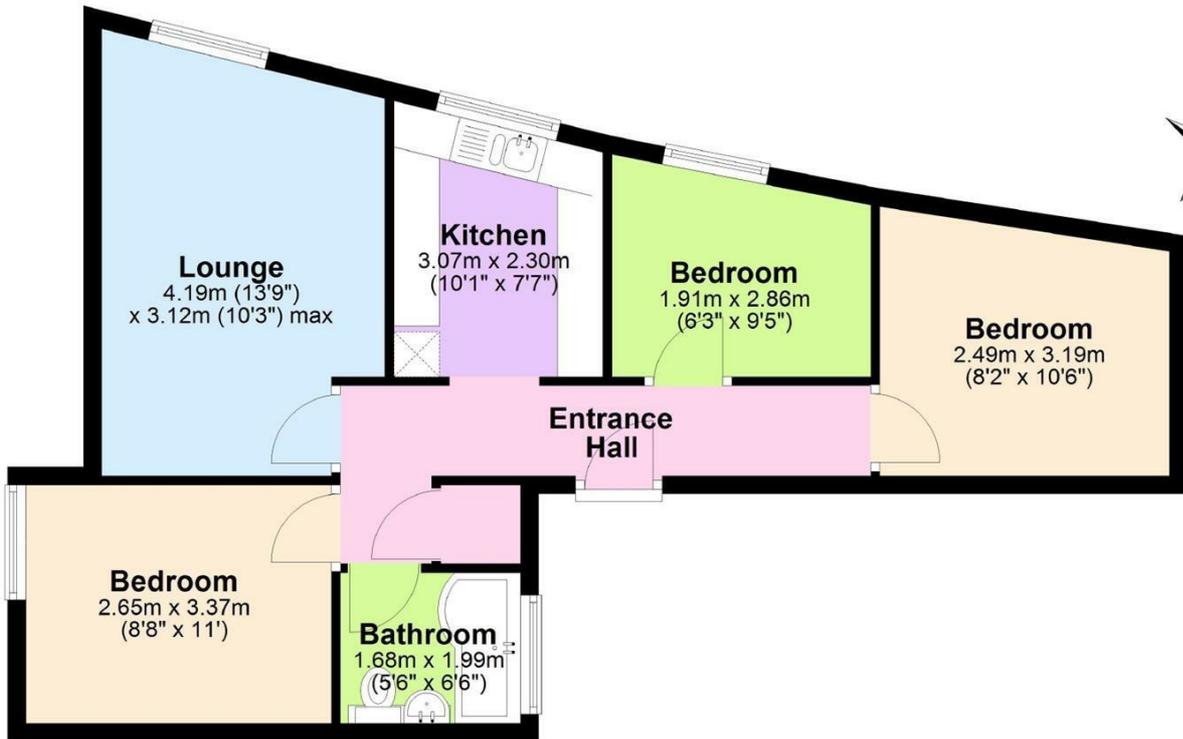
### EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 57.4 sq. metres (617.9 sq. feet)