



Albion Street, Kenilworth

Offers In The Region Of £145,000

- One Bedroom Top Floor Apartment
- Energy Rating C - 73
- Gas Central Heating & Double Glazing
- Security Entrance Door
- NO CHAIN
- Close To Kenilworth Town Centre & Abbey Fields
- One Double Bedroom
- South Facing Aspect
- Local Amenities Close By
- Warwick District Council - Tax Band A

Albion Street, Kenilworth, CV8 2LX

A spacious one bedroom top floor purpose built apartment with the benefit of full PVCu double glazing and gas fired central heating with generous rooms. With security intercom access through the well managed and maintained communal area to the apartment it has a reception hall, lounge, fitted kitchen, good sized bedroom and modern bathroom with shower and a range of useful storage areas within the flat and in the communal areas. Located close to Kenilworth Town Centre and Abbey Fields within easy walking distance to local amenities located on Albion Street. It would make a ideal first step onto the housing ladder or investment purchase with a rental yield of £800pcm and comes with the benefit of a reasonable service charges and ground rent. Furniture can be included within the sale on request. Available with no chain.



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Council Tax Band: A



Approach

Approached via a communal entrance with stairs up to a top floor apartment with no. 94 entrance door with opaque glazed glass inset.

Reception Hall

Reception hall with radiator, intercom entry system, LED spotlights, smoke alarm, meter box and coat rail with timber panel doors off to

Lounge

14'11" x 10'5"

Double glazed window to front elevation facing a southerly aspect, radiator, two ceiling lights and curtain rail. Storage cupboard housing the wall hung Baxi condenser boiler with useful shelving.

Bedroom

10'6" x 12'10"

Into a spacious bedroom with a double glazed window to the side elevation, radiator, central ceiling light, storage cupboard with shelving and hanging rail. Wall hung tv unit with shelving. Furniture to be included on request.

Kitchen

8'9" x 9'0"

Requiring some modernisation it is fitted with a range of matching base and wall units with rollover worktop and single drainer stainless steel sink unit overlooking the front elevation, slot in electric double oven and grill with four ring gas hob, space for washing machine and Logik fridge/freezer, double glazed window to front, ceramic tiling to splash back areas, ceiling light, radiator, breakfast bar, built in pantry cupboard with shelving and opaque double glazed window.

Bathroom

Three piece white suite, with low level w.c., pedestal wash hand basin, panelled bath with shower over and matching chrome fittings, ceramic tiling to walls, opaque double glazed window to rear, central ceiling light, wall hung radiator, vinyl floor.

Outside

Communal lawned gardens with drying area and off road parking on a first come first served basis. Outside useful storage area and communal bin store.

Service Charge

We understand the property is leasehold held on a term of approximately 92 years remaining. The current

service charge is approximately £504.00 per annum (£42 per month) which includes tax, together with an annual ground rent charge of £10.00 which is fixed for the remaining length of the lease. The Lease extension valuation to extend by a further 90 years is approximately valued at £1500 to £1750 which can be initiated upon completion.

Services

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
8 Mbps
Superfast
275 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

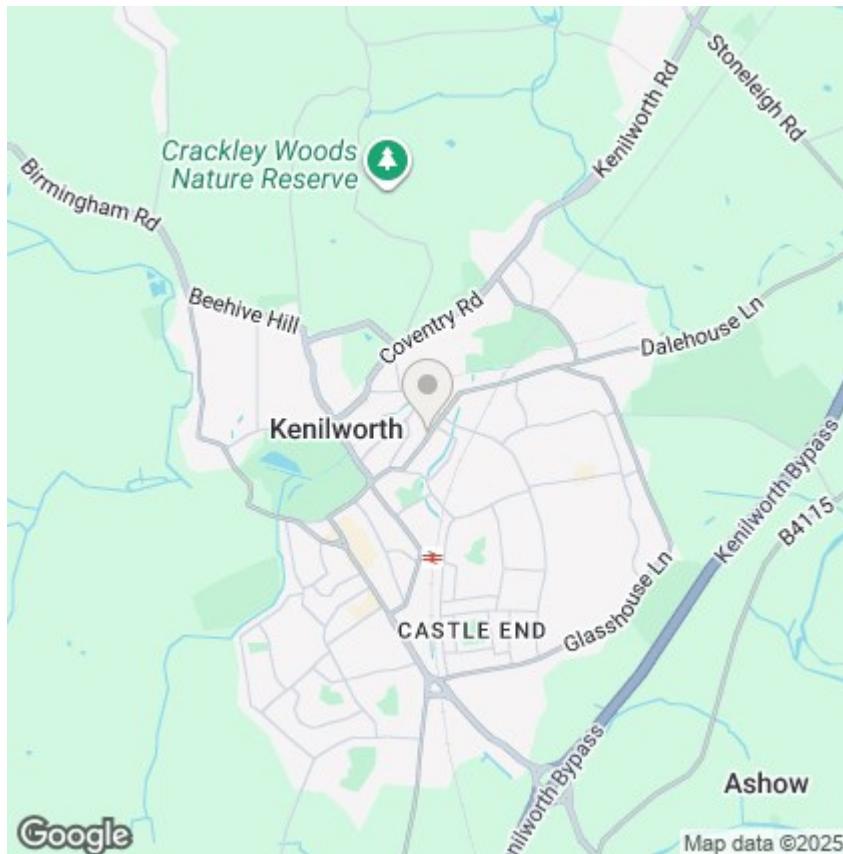
BT
Sky
Virgin

Tenure

The Property is Leasehold.

Fixtures and 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:

C

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

