

## Castle Court, Park Road, Kenilworth

£255,000

- Modern Two Bedroom Mid Terraced House
- Fitted Kitchen With Breakfast Bar
- Two Double bedrooms
- Easy Maintained Rear Garden With Large Shed
- Gas Central Heating Double Glazing And No Onward Chain
- Living/Dining Room
- Energy Performance Rating C - 72
- Bathroom with Shower
- One Parking Space Plus Use Of Visitors Space
- Warwick District Council Tax Band C



# Castle Court, Park Road, Kenilworth

A modern two bedroom, mid terrace property, in this popular safe and secure development, built in the 1990s and offered for sale with no chain, the property benefits from full gas fired central heating and double glazing and offers: open canopy porch, good size living/dining room, fitted kitchen, first floor landing, two double bedrooms, three piece bathroom with shower , private low maintenance rear garden with a very pleasant south westerly facing aspect, allocated parking to the front of the property for 1 vehicle plus 1 visitor space. The property would make an ideal first time buy, downsize or investment purchase with projected rental of £1,150pcm



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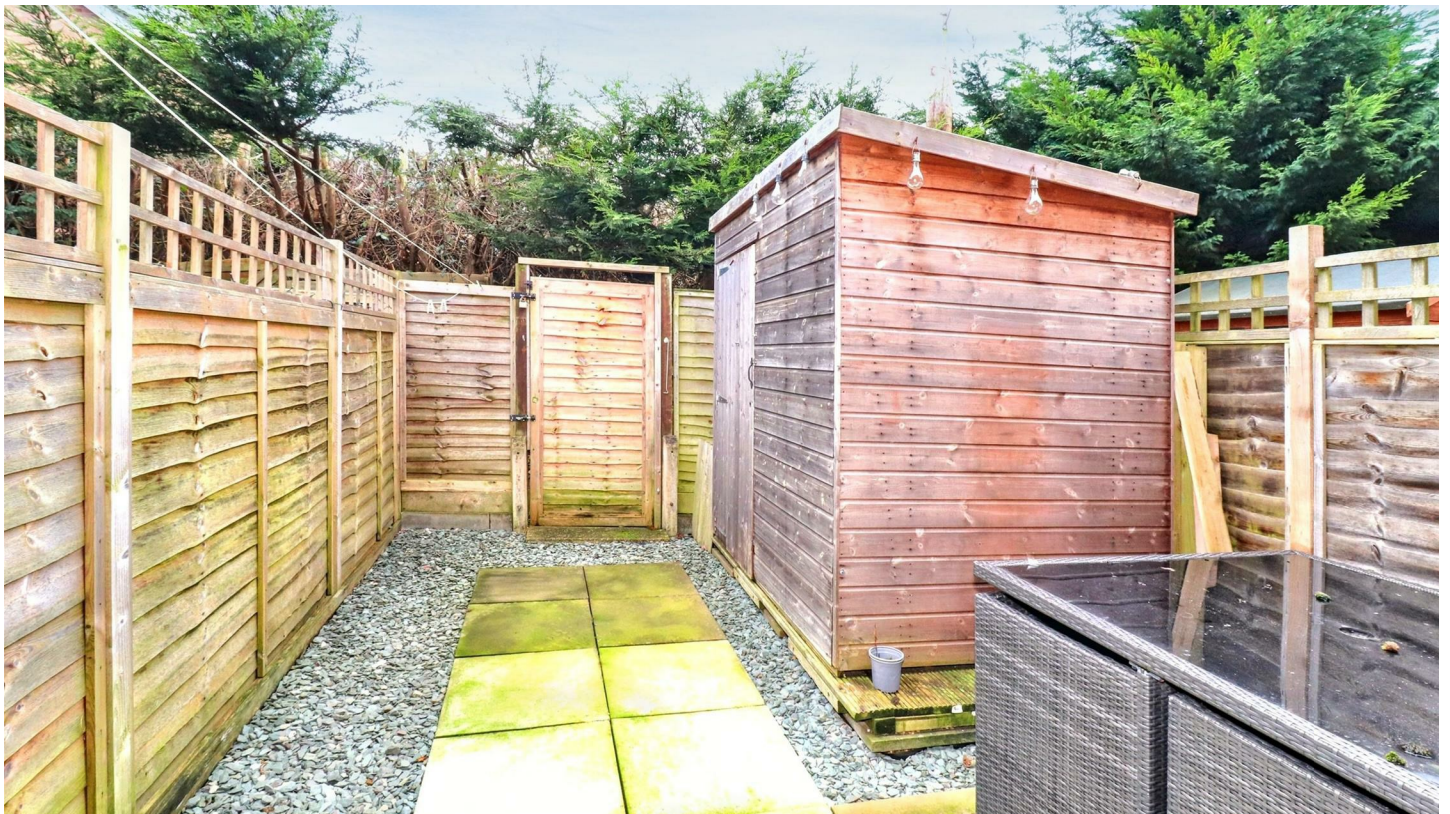


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C

Council Tax Band: C



## Entrance

Approached over a communal block paved forecourt with pathway leading to a pitched tiled, timber canopy porch with hardwood panelled door and outside central porch light leading into the

## Lounge

17'1" x 11'1"

Central ceiling light, radiator, wooden framed double glazed window to front, t.v. point, telephone point, electric isolation unit, radiator, smoke alarm, Honeywell temperature control clock for the central heating, panelled door through to the

## Kitchen

6'11" x 11'1"

Fitted with white fronted base and wall units, marble effect rounded edge work surfaces, slot in oven with hob, illuminated extractor hood above, ceramic tiling to splash back areas, stainless steel sink, wall mounted Glow worm boiler servicing the hot water and central heating, space for upright fridge/freezer, space for slot-in washing machine, (available on request) radiator, laminate floor covering, wooden framed double glazed window with door to the rear garden, two stool breakfast bar with wood block effect work surfaces, ceiling light.

## First Floor Landing

Smoke alarm, central ceiling light, access to insulated and part boarded loft space, panelled door through to

## Double Bedroom One

9'2" x 11'1"

Radiator, wooden framed double glazed window overlooking the front courtyard, central ceiling light.

## Double Bedroom Two

6'11" x 11'1"

Radiator, wooden framed double glazed window, central ceiling light, mirrored wardrobes to one wall with hanging.

## Bathroom

Three piece white suite, low level w.c., pedestal wash hand basin, panelled bath with central mixer tap and shower attachment, extractor fan, central ceiling light, ceramic tiling to full height to bath area, radiator, panelled door to airing /storage cupboard.

## Rear garden

Fully enclosed by perimeter fencing, full width patio, timber garden shed with power and light, secure timber gate leading to the rear of the property for access, outside security light, cold water tap.

## Outside

To the front of the property there is a small inset slate chipping fore garden allocated off road parking for 1 vehicle plus visitor spaces

## Tenure

The property is freehold

## Maintenance Fee

There is a service charge of £200 per annum payable to Courts Leeds Management Company created by the owners within the development. These costs cover, maintenance of pathways and block paving, rear conifer trees, communal lighting and fencing repair. There is a retaining sinking fund.

## Services

All mains services are connected.

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

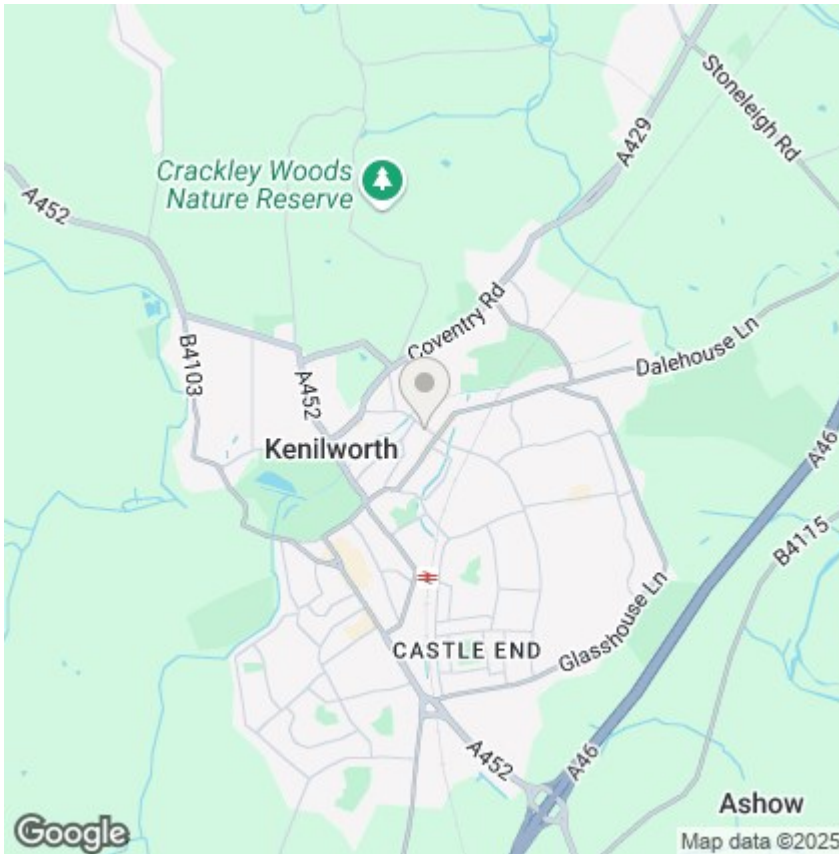
Basic  
14 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures And Fittings

All fittings and fixtures 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.

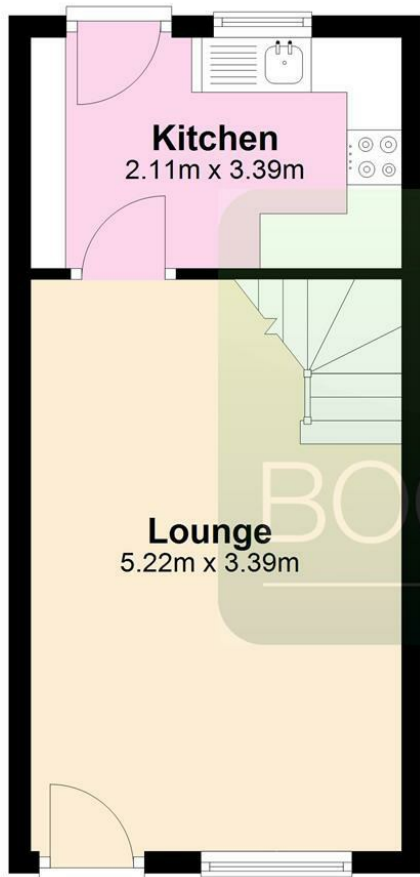
## EPC Rating:

C

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>72</b> |                         |
| (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 |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

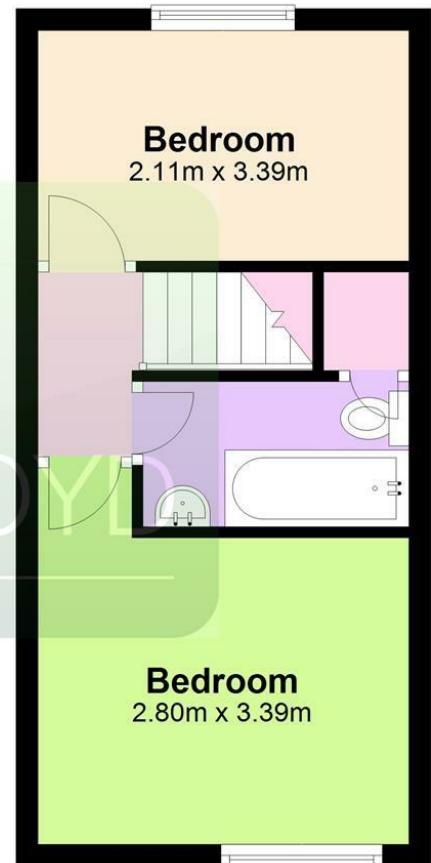
## Ground Floor

Approx. 25.2 sq. metres



## First Floor

Approx. 25.2 sq. metres



Total area: approx. 50.4 sq. metres