



## Frythe Close, Kenilworth

£150,000

- Purpose Built One Bedroom Ground Floor Apartment
- Fitted Kitchen with Appliances Included
- Double Glazing & Storage Heating
- Modern Bathroom with Shower
- Attractive Cul De Sac Location
- Immaculately Presented Throughout
- EPC Rating D - 63
- Allocated Parking Bay Plus Shared Visitor Bay
- Offered With No Onward Chain
- Warwick District Council Tax Band B

# Frythe Close, Kenilworth, CV8 2SY

A great ground floor one-bedroom apartment providing easy access to both Jaguar Land Rover and Warwick University. Recently refurbished to a high standard by the current owner, it features neutral décor, quality fitments and flooring throughout. The accommodation includes a reception hallway with airing cupboard housing a washing machine, sitting room with feature fireplace, fully fitted kitchen with integrated appliances, bathroom with P-shaped bath and thermostatic shower, and a double bedroom. Outside there is an allocated parking bay and communal gardens. The apartment is offered for sale with no onward chain, making it an ideal first purchase or investment opportunity, and whilst leasehold it is sold with the valuable benefit of a share of the freehold.



Council Tax Band: B



## **COMMUNAL HALLWAY**

The entrance door opens into the communal hallway with security intercom, and a further private door leads into the apartment.

## **HALLWAY**

The main entrance opens to a communal hallway with security intercom system, from where a private door provides access to the apartment.

## **SITTING ROOM**

15'8" x 11'6"

With continuation of the wood flooring, a front-facing double-glazed window, an electric wall-mounted modern electric Gabarron heater, coal-effect fire set within a contemporary surround, and coving to the ceiling.

## **FITTED KITCHEN**

Comprehensively fitted with a range of wood-effect wall and base units, complemented by granite-effect roll-top worksurfaces with inset single drainer stainless steel sink and mixer tap beneath a rear-facing double-glazed window overlooking the garden. Appliances include a halogen hob with extractor canopy over, fan-assisted electric oven, and built-in fridge and freezer. Finished with tiled splashbacks and flooring.

## **BEDROOM**

10'10" x 9'7"

Double glazed window to the rear and a modern electric panel heater.

## **BATHROOM**

Fitted with a white suite comprising a panelled bath with thermostatic shower over, pedestal wash hand basin, and close-coupled WC. The walls and floor are fully tiled, with a rear-facing double-glazed window.

## **OUTSIDE**

Accessed from the side of the building, leading to a small communal area mainly laid to lawn and enclosed by panelled fencing.

## **ALLOCATED PARKING BAY**

There is an allocated parking bay to the fore and additional shared visitor parking

## **TENURE**

The property is leasehold

## **LEASEHOLD INFORMATION**

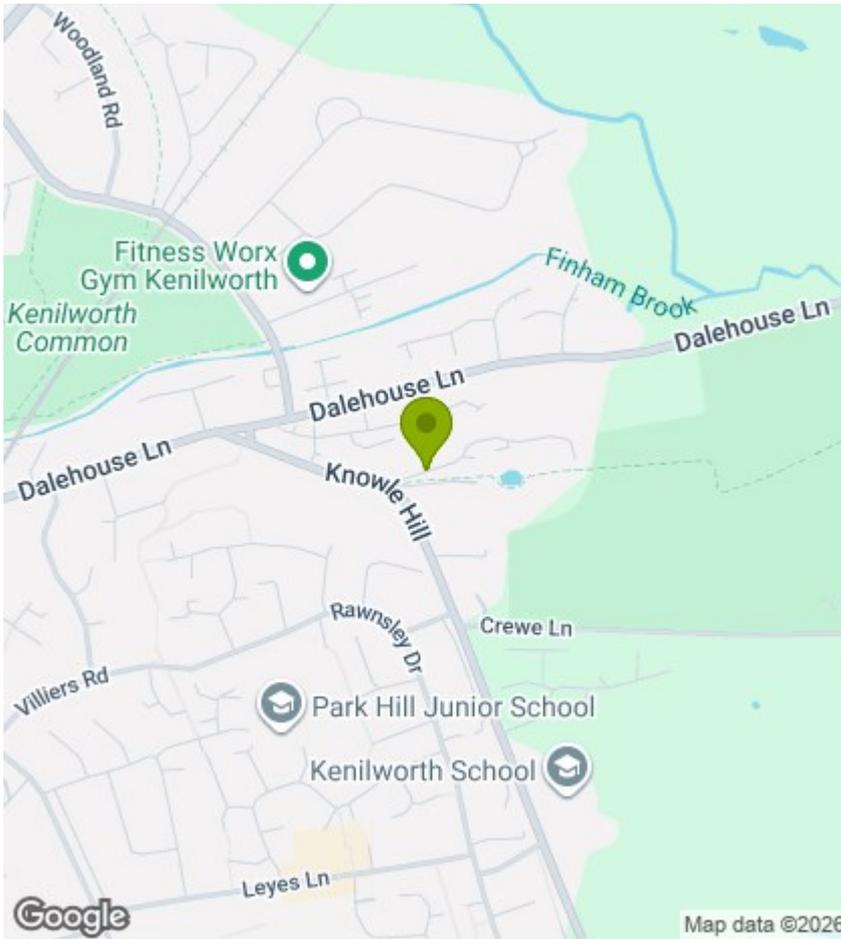
The apartment is held on a 999-year lease from 24 June 1986, with 961 years remaining. Each apartment owner holds a share of the freehold. The monthly maintenance charge of £70 is paid to Sixtonine Ltd, the company established by the owners of the four apartments to act as block managers.

## **SERVICES**

All mains services are connected with the exception of gas.

## **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.

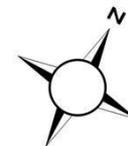
### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 37.9 sq. metres



Total area: approx. 37.9 sq. metres