



BOOTHROYD
& Company



Flat 1 The Abbey Priory Road, Kenilworth, Warwickshire, CV8 1LX

Offers In The Region Of £295,000

- Luxury Ground Floor Two Bedroom Apartment
- Two Double Bedrooms
- Energy Rating D - 58
- Refitted Luxury Shower Room
- Share Of The Freehold With 175 Year Lease
- Town Centre Location
- Superb Open Plan Kitchen
- Impressive Living/Dining Room With Bay Window
- Gas Central Heating & Double Glazing
- Warwick District Council Tax Band C

Flat 1 The Abbey Priory Road, Kenilworth CV8 1LX

A beautifully presented and remodelled luxury two bedroom ground apartment in a convenient Kenilworth position in the famous former Abbey Hotel. The property is re-fitted to a superb standard with the benefit of communal hallways with private reception with intercom system, quality re-fitted open plan kitchen/living/dining room with high ceilings, two double bedrooms both with fitted furniture, re-fitted luxury shower room. The property is offered with new gas fired central heating and viewing is highly recommended to appreciate this quality apartment.



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Council Tax Band: C



The property

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Approach

Approach into a secure communal entrance hall with a private letter box, internal secure double doors into the original reception hall for the hotel. door into the apartment

Lounge/Dining/Kitchen

17'6" x 19'9"

Large open plan living space with original windows to side, wall mounted t.v point, log effect modern white framed electric fire, LED downlighters, large walk-in bay window perfect for a dining table with feature drop-down cut-glass LED light, vertical radiator, laminate flooring, opening to the kitchen with a range of refitted matching grey high gloss handleless base and wall units with 20 mm quartz work surfaces with matching upstands, single drainer white ceramic sink with chrome mixer tap, integrated appliances to include a dishwasher, washer/dryer, fridge/freezer, single fan assisted oven with grill, four ring stainless steel gas hob with splashback and a concealed illuminated extractor hood above, peninsular island unit/breakfast bar with three stool space and useful cupboards below, wood laminate flooring, original windows overlooking the beautiful Abbey fields and vertical radiator.

Inner Hall

With radiator, wood laminate flooring, LED downlighters, smoke alarm, two useful separate storage cupboards with shelving and coat hooks, door to

Bedroom

8'11" x 19'0"

With walk-in original bay window with views down Rosemary Hill and the Abbey Fields, vertical radiator, wall mounted t.v point, built in double wardrobe with hanging and shelving, also housing the Main Eco Compact combination boiler servicing the hot water and central heating.

Bedroom

9'0" x 19'0"

With original walk-in bay window to front, LED downlighters, vertical radiator, built in double wardrobes with hanging and shelving.

Shower Room

Beautifully refitted with a three-piece white suite with low level w.c, wall hung vanity wash hand basin with central waterfall chrome mixer tap and useful high gloss drawers below, large walk shower with mains fed chrome shower with twin shower heads, easy wipe granite effect splashback to walls, LED downlighters, extractor fan, heated chrome towel rail and laminate flooring.

Outside

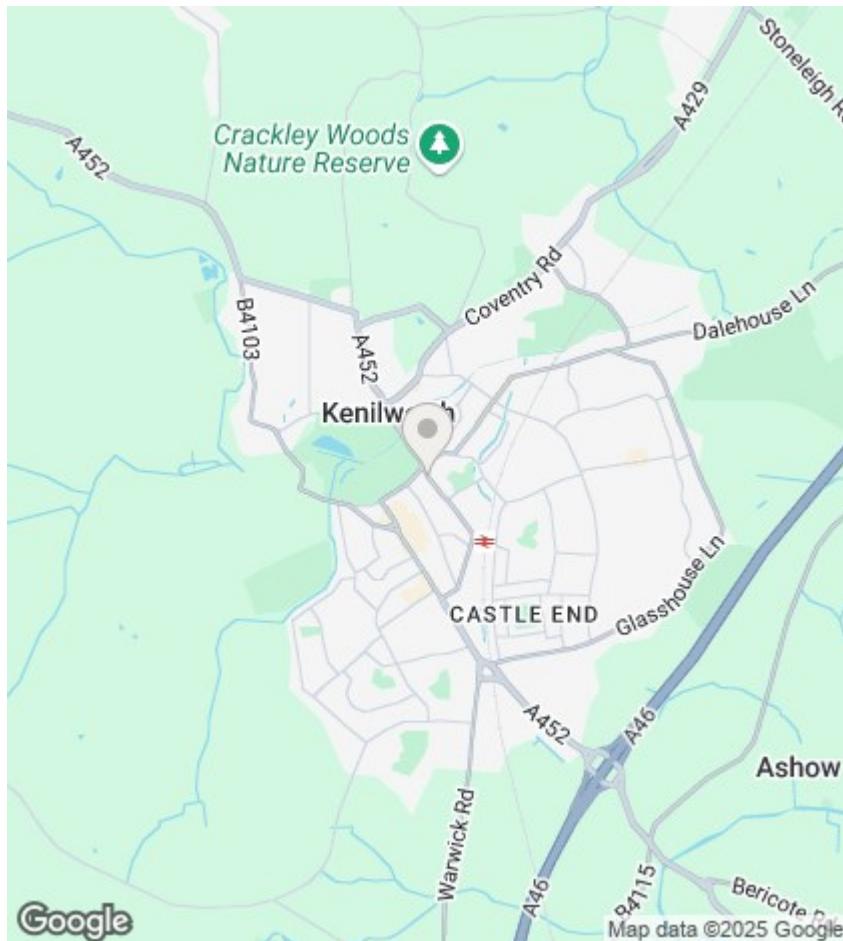
The property has well-kept communal gardens with a variety of shrubs, trees, climbing plants and lawns. Adequate private parking for residents and guests.

Fixtures And Fittings

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

Tenure

The property benefits from a share of the freehold invested in the Abbeys management Company where all owners are a Director. The service charge is approximately £170 per calendar month including building insurance, maintenance of communal areas, hallways, and grounds. There is no ground rent payable. There is 175 years remaining on the lease.



Directions

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		77
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

