

7 Kinmond Court, Kenilworth Street

Leamington Spa CV32 4QU

Guide Price £95,000

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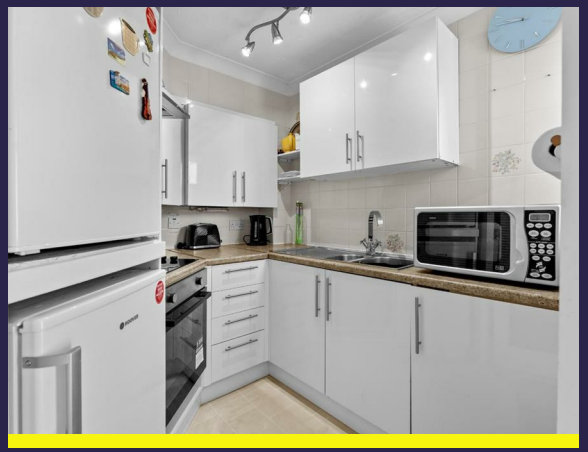
This ground floor retirement apartment is suitable for those aged 55 years and over and is situated in a highly convenient location in central Leamington Spa, giving easy access to all town centre amenities and facilities. The apartment is offered for sale with the benefit of no onward chain and is positioned on the ground floor with direct access onto Kenilworth Street via a private door from the lounge. Incorporating double glazed windows, together with electric storage heating, the flat is presented in good decorative order with the carpets also having been replaced in recent times. The apartment also benefits from the range of communal facilities within Kinmond Court, including a residents' lounge, laundry facility, communal gardens and communal parking. Overall, this is an ideal retirement flat to down-size to, in the most convenient of locations.

Features

- Retirement Apartment
- Ground Floor
- Well Presented Accommodation
- Sitting/Dining Room
- Separate Kitchen
- Double Bedroom
- Bathroom
- Communal Gardens
- Parking
- Private Front Entrance







LOCATION

Kinmond Court is positioned on Kenilworth Street, being just a short walk from all town centre amenities including local shops and independent retailers, artisan coffee shops, restaurants, parks and a nearby doctors' surgery. There are good local road links available out of the town to neighbouring centres and major routes, with Leamington Spa railway station providing regular rail links to numerous destinations including London and Birmingham.

COMMUNAL ENTRANCE HALLWAY

Being protected by a telephone entry system and from which both stairs and lift ascend to upper floors.

RECEPTION HALLWAY

3.51m x 3.61m (11'6" x 11'10")
A welcoming entrance giving access to all rooms within the apartment with central light point, emergency pull cord, coving to the ceiling, large storage/airing cupboard housing the immersion heater and shelving and doors to:-

LOUNGE/DINING ROOM

6.38m x 3.28m (20'11" x 10'9")
A well proportioned room with focal electric fire with mantel and hearth, TV point, electric storage heater, wall mounted lighting, coving to the ceiling, double glazed window and French door leading out to a small forecourt area which provides access out onto Kenilworth Street and twin glazed doors leading to:-

KITCHEN

2.31m x 2.21m (7'7" x 7'3")
A modern re-fitted kitchen with a range of wall and base units, roll edged work surfaces with inset stainless steel sink, tiled walls and splashback areas and tile effect vinyl flooring. There is a recently fitted electric hob, integrated oven and extractor hood, together with fridge and freezer. Double glazed window and central light point.

BEDROOM

2.79m x 4.17m max (9'2" x 13'8" max)
A good sized double bedroom with fitted mirrored wardrobes, double glazed window to the front aspect and electric storage heater.

SHOWER ROOM

2.11m x 1.70m (6'11" x 5'7")
A well presented shower room with large walk-in shower with glass doors, vanity unit with wash hand basin and storage, low level flush WC, tiled walls and tile effect vinyl flooring.

COMMUNAL GARDENS

The communal gardens are located to the rear of the property and consist of a lovely expanse of well maintained lawns, mature shrub borders all shaded by mature trees with seating and benches on offer.

COMMUNAL PARKING

There are car parking spaces to the rear of the property.

TENURE

We are advised by the vendor that the property is of Leasehold tenure for a term of 125 years from 1996, thereby leaving approximately 95 years remaining unexpired and the current ground rent payable is £470 per annum.

MAINTENANCE / SERVICE CHARGE

We are advised that maintenance charges amount to £2,894 per annum, payable to First Port.

DIRECTIONS

Postcode for sat-nav CV32 4QU.
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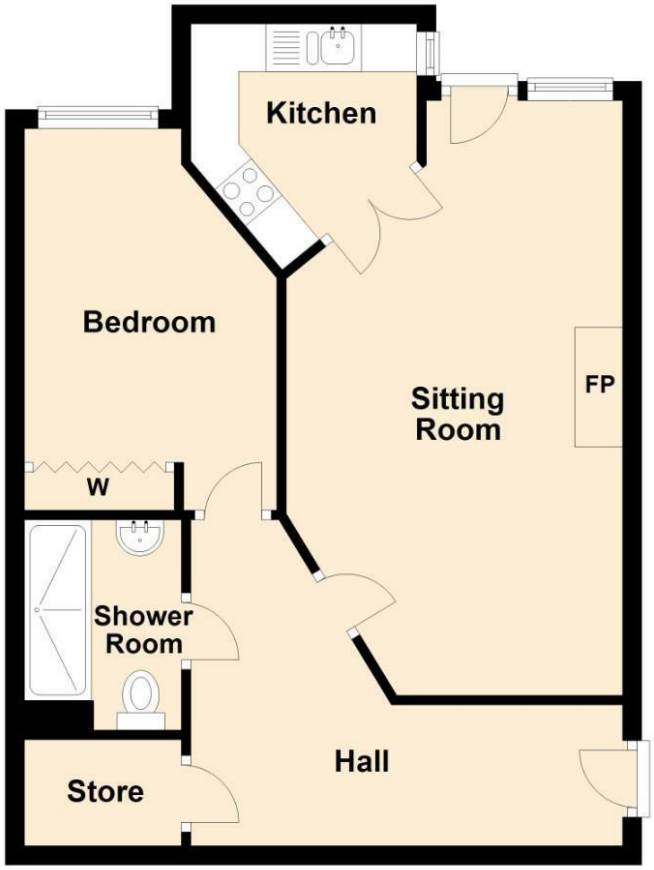




Floorplan

Ground Floor

Approx. 50.2 sq. metres (539.8 sq. feet)



Total area: approx. 50.2 sq. metres (539.8 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

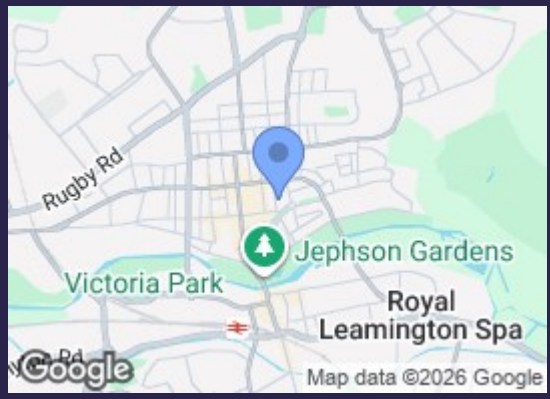
Specifically excluded unless mentioned in these sales particulars.

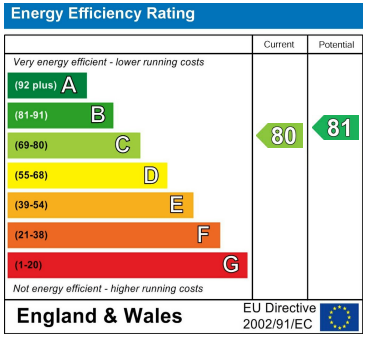
Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council





Contact us

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Visit us

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