



TAILOR MADE  
SALES & LETTINGS



## Pipers Lane

, Kenilworth, CV8 2SS

Offers In The Region Of £175,000



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# Pipers Lane

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### Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this well presented, top floor apartment in the much sought after area of Kenilworth.

The area offers a range of nearby local amenities and transport links including Kenilworth Train Station and a short distance from the town centre.

The property is well presented throughout, and well maintained by the current owner.

This two bedroom apartment briefly comprises ; entrance hallway, open plan lounge diner, kitchen, two good sized bedrooms and bathroom.

The property also has loft space and built in cupboards provide ample parking throughout.

Presented with no onward chain.

### Bedroom Two

With double glazed window and central heating radiator.

### Entrance Hallway

Entrance hallway with doors to Lounge, bedrooms, kitchen, bathroom. Storage cupboard and boiler cupboard.

### Open Plan Lounge/diner

Light and spacious lounge diner with double glazed windows, radiator, TV aerial and Telephone point.

### Kitchen

With a range of floor and wall mounted units, Stainless steel sink, electric oven, hob and extractor, space for washing machine and fridge freezer.

### Bedroom One

Double bedroom, double glazed window and central heating radiator.

### Bathroom

Bath with shower over, WC and sink. Central heating radiator. Velux window

### Parking

There is an allocated parking space and a bike shelter. Communal bin store and visitor parking spaces.

### How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

### Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the

equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

Please note these photos have been edited via artificial intelligence. The property is currently presented unfurnished.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.

### ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the

NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on [www.tmonline.co.uk/packages/](http://www.tmonline.co.uk/packages/)



Road Map



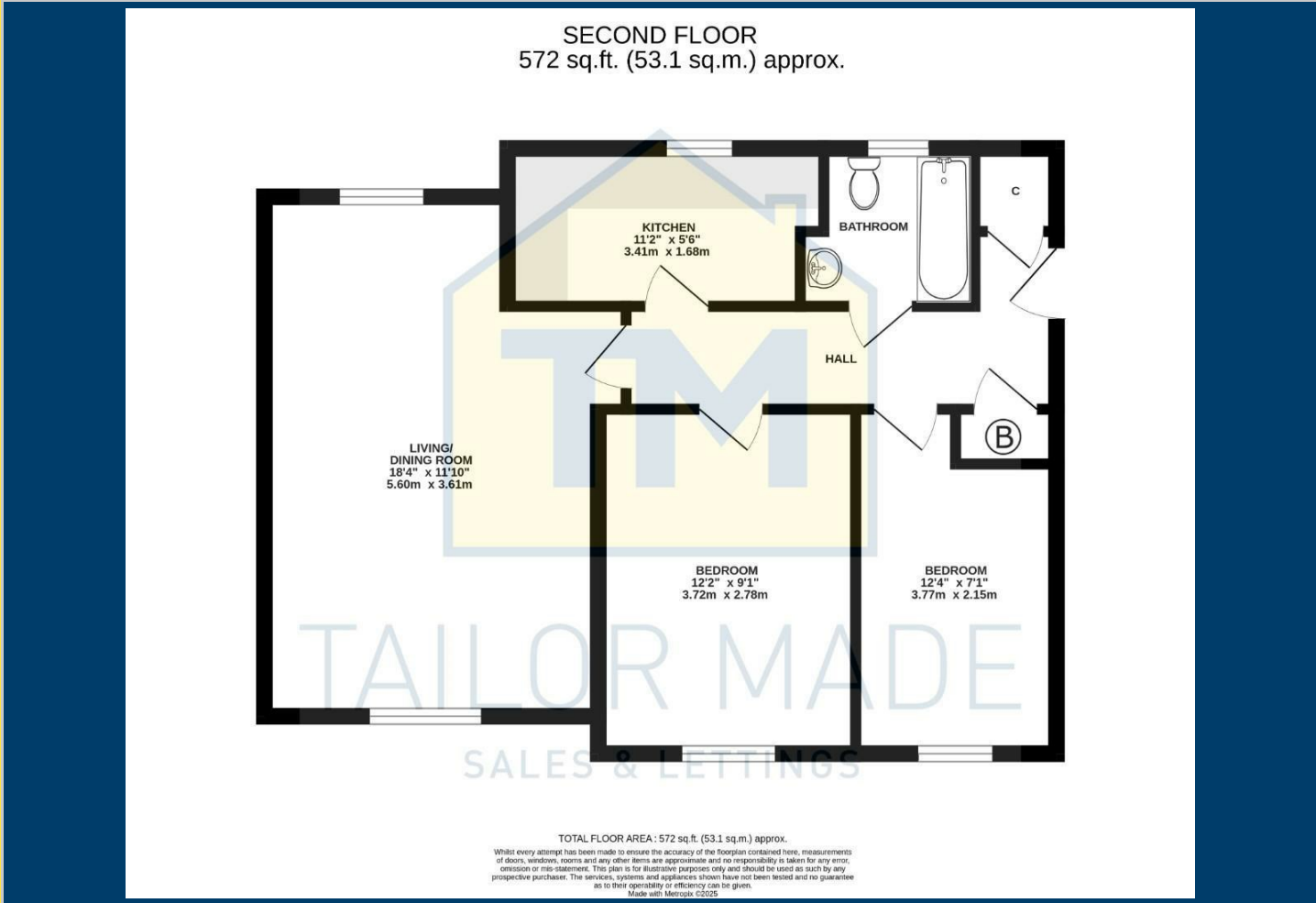
Hybrid Map



Terrain Map



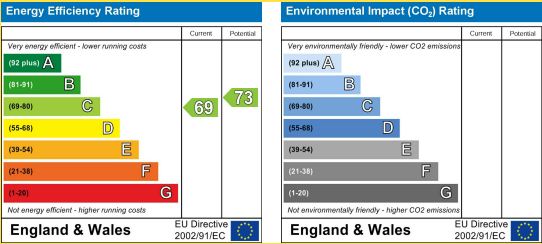
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.