



Connells

Kenilworth Court
Coventry



Property Description

A well presented top floor apartment based on the outskirts of the city with views over the park and within easy commute routes to the Coventry train station and the Coventry city centre. Close schools include King Henry VIII, Finham Park and Stivichall Junior School. The block has both stair and lift access and is set in very well maintained communal gardens. The accommodation briefly comprises: lounge with door to Juliet balcony, fitted kitchen, two good sized bedrooms and a fitted bathroom.

Approach

Secure communal door with intercom system.

Communal Entry

Stairs and lift to all floors and personal door to;

Private Hall

Intercom, cupboard and doors to;

Lounge

Double glazed window, Oak parquet flooring and double glazed door opening onto a Juliet balcony.

Fitted Kitchen

Wall and base mounted units incorporating an inset one and a half bowl single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance and double glazed window.

Bedroom One

Double glazed window, radiator, built-in wardrobe and laminate flooring.

Bedroom Two

Double glazed window, radiator, built-in wardrobe and laminate flooring.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window.

Outside

Well maintained communal garden with communal parking.

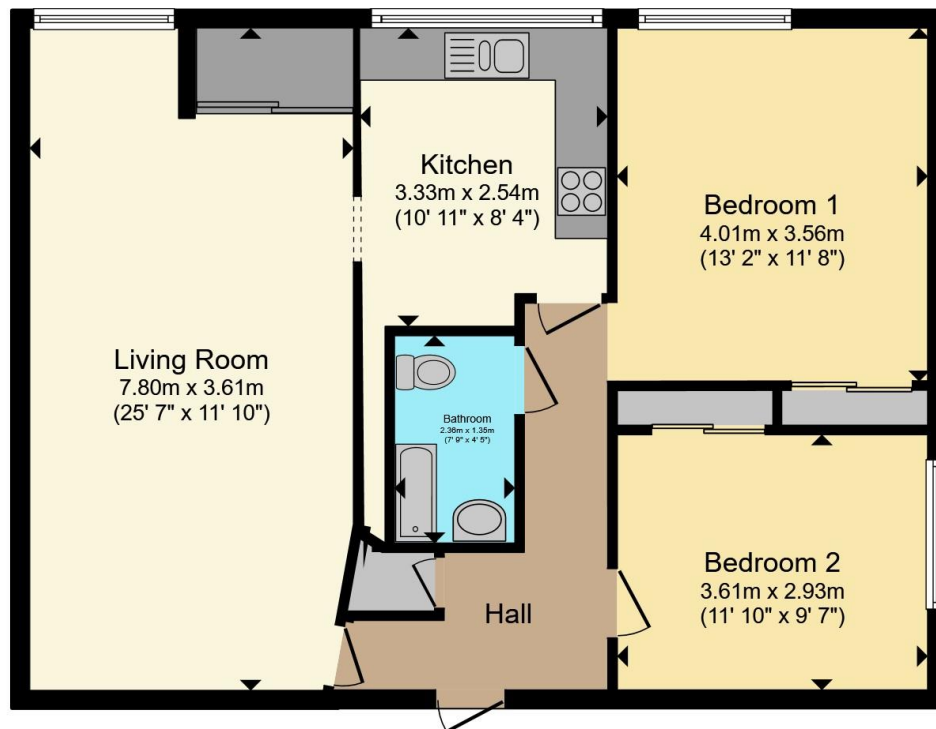
Agents Note

The vendor confirmed that the property can be sold with tenants in situ paying £1350 pcm,

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 78.1 m² (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 1700.00

Ground Rent:
 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV315327

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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