

Atkinson Stilgoe

La Reine Mews
Coventry Road Kenilworth

La Reine Mews
Coventry Road Kenilworth CV8 2UQ

for sale
£150,000







Property Description

Situated on the sought-after Coventry Road, this spacious ground floor maisonette enjoys a highly convenient location within easy reach of Kenilworth town centre, with its excellent range of shops, cafés, restaurants and everyday amenities. Kenilworth Railway Station is nearby, providing excellent transport links, while the scenic open spaces of Kenilworth Common are within walking distance, offering wonderful opportunities for leisure and recreation.

Forming part of a purpose-built development, this self-contained ground floor maisonette presents an exciting opportunity for purchasers looking to modernise and create a home tailored to their own tastes and requirements. The accommodation briefly comprises an entrance hall, an open-plan living room/kitchen providing a versatile living space, two well-proportioned bedrooms, and a bathroom/WC.

Offering significant scope for improvement and enhancement, the property would make an ideal first-time purchase, investment opportunity, or downsizing option. Combining excellent potential with a desirable location close to local amenities and transport links, this is a rare opportunity to acquire a home with considerable future promise in the heart of Kenilworth.

Entrance Hall

The property is approached via communal grounds leading to a private entrance door opening into the accommodation.

Living Room

A spacious and versatile living area incorporating the kitchen, offering excellent potential for modernisation and reconfiguration to suit individual requirements.

Bedroom 1

A well-proportioned double bedroom with space for a range of bedroom furniture.

Bedroom 2

A good-sized second bedroom, suitable as a guest room, home office or nursery.

Bathroom

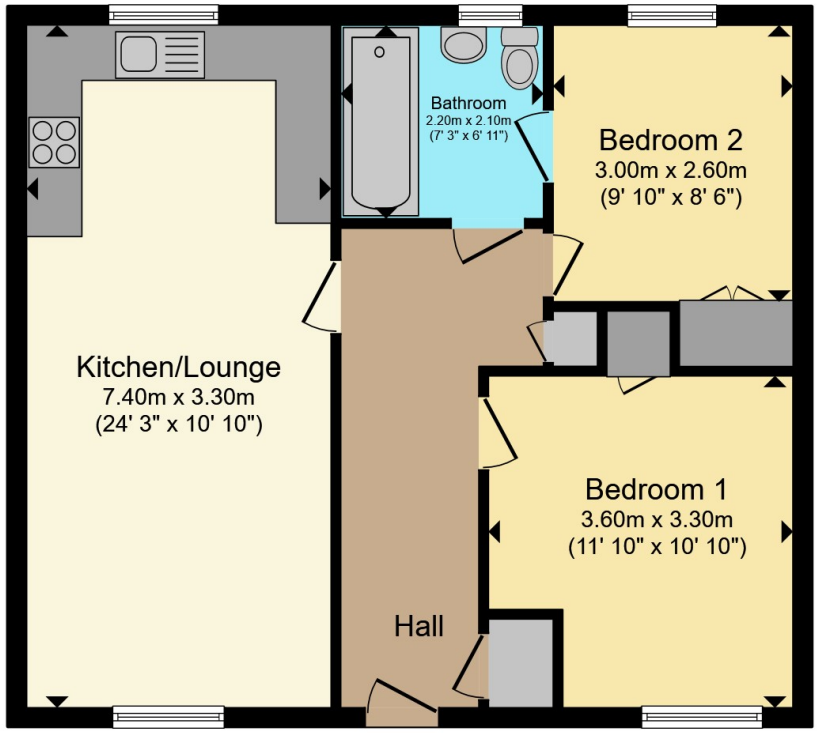
A modern suite comprising a bath, wash hand basin and low-level WC

Location

Coventry Road is a popular and well-connected residential location, ideally positioned within easy reach of Kenilworth town centre, offering a wide range of shops, cafés, restaurants and everyday amenities. Kenilworth Railway Station is conveniently located nearby, providing excellent commuter links, while the attractive open spaces of Kenilworth Common are within walking distance.











Total floor area 61.4 m² (661 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

Atkinson Stilgoe

To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
KENILWORTH CV8 1HN

EPC Rating: B

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305694

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

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