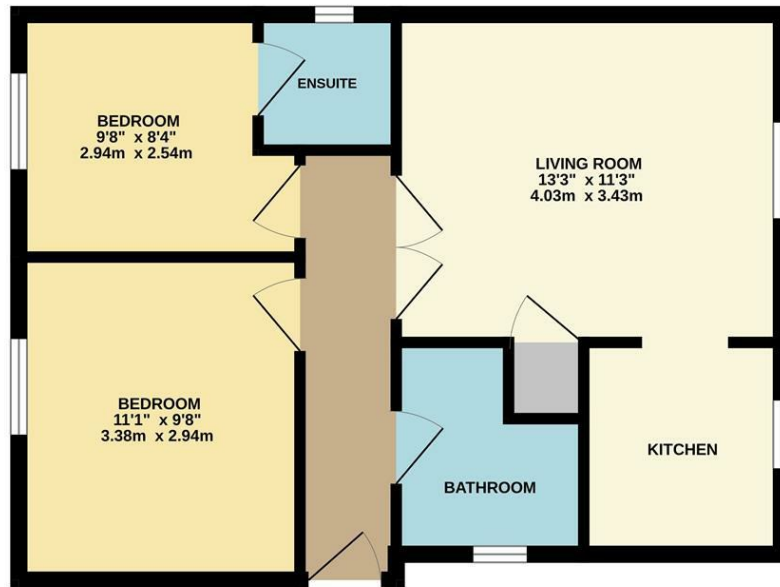


Apartment 12, 114, Claverdon  
Offers Over £150,000

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GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



KENILWORTH HALL, BRIDGE STREET

TOTAL FLOOR AREA: 497 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A very well presented second floor, one bedroom apartment, walking distance from both Leamington and Warwick town centres. It comprises; entrance hall, open plan lounge-kitchen-diner, double bedroom and bathroom. Outside to the rear is a parking space for a vehicle.

Superbly situated, it is located only 0.8 mile walk to Warwick Train Station and less than a mile to Warwick town centre in one direction. In the other direction it is less than a mile walk to Leamington town both with the array of shops, bars and restaurants.

The property is leasehold with approximately 104 year lease remaining. The annual ground rent is £235.50 p/yr and the current annual service charge of approximately £1,450 p/yr

Council tax band B (£1,606 p/yr)

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