



## **2 Pipers Lane, Kenilworth, CV8 2SS** **Offers Over £175,000**

TWO DOUBLE BEDROOMS... GROUND FLOOR... ALLOCATED PARKING... CLOSE TO ALL AMENITIES... GOOD LEASE... PERFECT FOR THE FIRST TIME BUYER... LOOKING FOR AN INVESTMENT... Located in the sought after Kenilworth, this delightful ground floor apartment on Pipers Lane presents an excellent opportunity for first-time buyers and investors alike. The property boasts two spacious double bedrooms, providing ample room for relaxation and comfort. The modern shower room is a standout feature, offering a stylish and functional space for your daily routines.

The apartment is ideally situated, placing you within easy reach of a variety of local amenities, ensuring that everything you need is just a short stroll away including Kenilworth train station. This prime location not only enhances your lifestyle but also makes it a smart investment choice. With allocated parking and secure access into the building, this property offers both convenience and peace of mind. The good lease with 103 years, further adds to the appeal, making this apartment a practical option for those looking to enter the property market or expand their investment portfolio.

In summary, this well-appointed apartment on Pipers Lane is a rare find, combining modern living with a fantastic location. Don't miss the chance to make this lovely home your own. Sound good? Call us now to book your immediate viewing!

## Car Park Area



Having ample parking with an allocated space and visitors spaces available. Access into the building is via a secure door and into the:

## Communal Areas



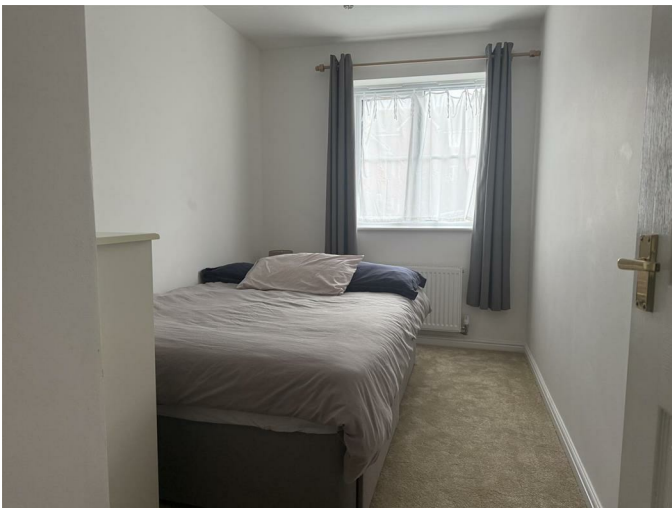
This apartment can be found on the ground floor and through the front door into the:

## Entrance Hallway

Having security intercom handset, heating cupboard, coat cupboard and doors leading off to the:

## Bedroom Two

12'4 x 7'1 (3.76m x 2.16m)



Having a PVCu double glazed window to the rear elevation.

## Bedroom One

12'4 x 9'2 (3.76m x 2.79m)



Having a PVCu double glazed window to the rear elevation.

## Lounge Dining Room

18'5 x 11'10 (5.61m x 3.61m)



Having a PVCu double glazed window to the rear elevation and PVCu double obscure glazed window to the front elevation..

## Kitchen

9'5 x 5'5 (2.87m x 1.65m)



Having a PVCu double obscure glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, integrated oven with hob and extractor over. space for a fridge freezer, space and plumbing for a washing machine and tiling to all splash prone areas.

## Family Shower Room

7'4 x 5'8 (2.24m x 1.73m)

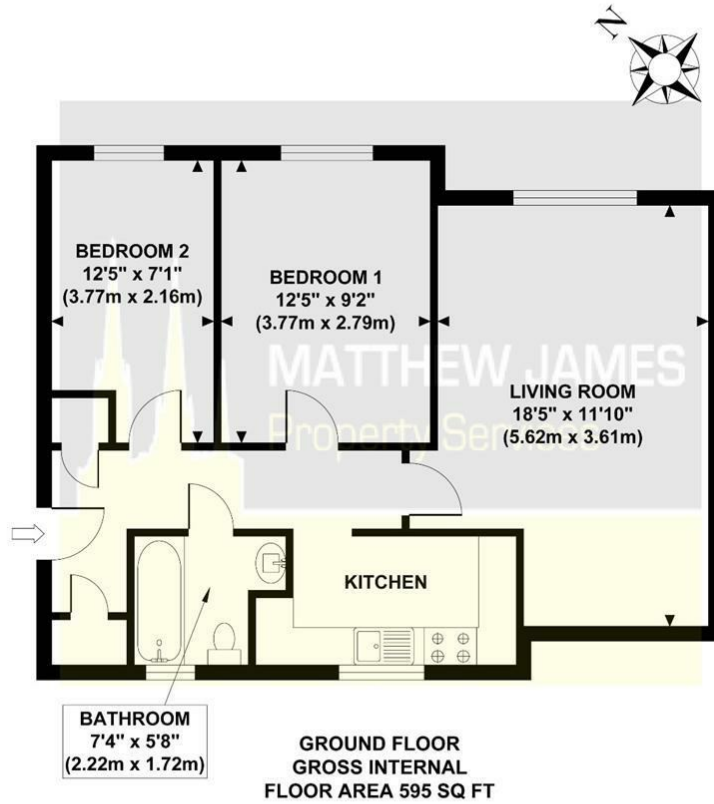


Having a PVCu double obscure glazed window to the front elevation and recently renovated with a walk-in shower enclosure, vanity style wash hand basin with storage beneath, low level flush WC, shaving point, extractor and tiling to all splash prone areas.

# Floor Plan

## 2 PIPERS LANE

Approximate Gross Internal Area 595 sq ft / 55.27 sq m

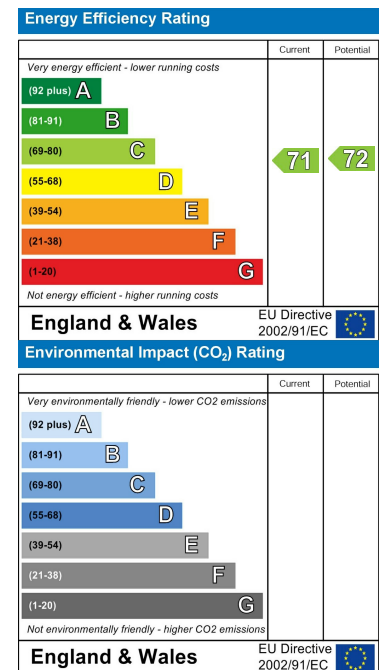


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# 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.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter