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Property Experts



Waverley Road  
CV8 4JL

# Waverley Road CV8 1JL

A brilliant investment opportunity to purchase a block of five recently converted apartments finished to a very high standard set in the heart of Kenilworth town centre with just over £62,000 income a year. The block consists of three one bedroom apartments and two, two bedroom apartments. Each apartment has been tastefully designed and finished to a high standard and have been easily let year on year. Each apartment has one parking space per unit.

The property is within walking distance to the high street, local shops, amenities and Kenilworth train station. Supermarkets like Waitrose, Sainsburys just up the road with a plethora of good restaurants, pubs and bars. This property has huge potential to extend further to make a superb family home and is also offered with the benefit of no upward chain.

Accommodation and Rental schedule below.

Flat 1- 1 Bedroom Apartment - Let at £925pcm

Flat 2- 2 Bedroom Apartment - Let at £1100pcm

Flat 3- 2 Bedroom Apartment - Let at £1150pcm

Flat 4- 1 Bedroom Apartment - Let at £1095pcm

Flat 5- 1 Bedroom Apartment - Let at £1000pcm

Total £5270pcm

There is a substantial basement where each apartment has its own area for storage.

We have been advised by the current owners that all bills and council tax are paid by the tenants. Please note you are buying the freehold.





# Kenilworth Town Centre



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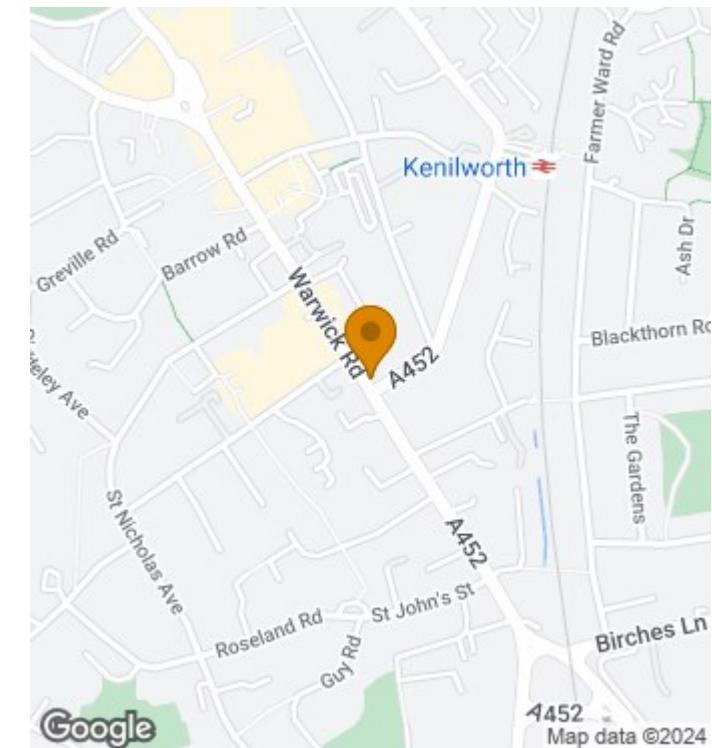
## Dimensions

Ground Floor	Bedroom 2
	3.21 x 1.93
Apartment 1	Bathroom
Lounge/Kitchen	Apartment 4
5.36 x 3.54	Lounge/Kitchen
	4.38 x 4.17
Bedroom	Bedroom
4.54 x 2.35	4.16 x 2.37
Shower Room	Second Floor
Apartment 2	Apartment 5
Lounge/Kitchen	Lounge/Kitchen
4.78 x 4.17	6.38 x 4.91
Bedroom 1	Bedroom
4.14 x 3.70	4.29 x 3.23
Bedroom 2	Shower Room
5.59 x 2.23	
Bathroom	
First Floor	
Apartment 3	
Lounge/Kitchen	
4.78 x 4.60	
Bedroom 1	
4.24 x 3.70	

## Floor Plan



## Location Map



EPC

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (top) to 'Not energy efficient - higher running costs' (bottom). The ratings are color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). Each rating is accompanied by a numerical range in brackets.

Rating	Range (%)	Color	Description
A	(92 plus)	Dark Green	Very energy efficient - lower running costs
B	(81-91)	Medium Green	
C	(69-80)	Light Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Dark Orange	
G	(1-20)	Red	Not energy efficient - higher running costs

EU Directive 2002/91/EC

A horizontal scale from left to right, representing the environmental impact of CO2 emissions. The scale is divided into seven segments, each labeled with a letter from A to G. The segments are: 'Very environmentally friendly - lower CO2 emissions' (A), '(92 plus)' (B), '(81-91)' (C), '(69-80)' (D), '(55-68)' (E), '(39-54)' (F), and '(21-38)' (G). Below the scale, the text 'Not environmentally friendly - higher CO2 emissions' is written.

## Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

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**Fixtures and Fittings** Excluded unless referred to in the sole particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current

**Money Laundering** We have in place procedures and controls, which are designed to

Money Laundering. We are in place procedures and controls, which are being put in place to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

Journal of Oral Rehabilitation 2013; 40: 103–110

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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 ensuring the safety.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA to properly manage this relationship.

have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

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