



**55 Albion Street
Kenilworth
Warwickshire
CV8 2FX**

Offers In Excess Of £189,000

bettermove

Albion Street

Kenilworth

Bettermove are proud to present this 3 bedroom flat in Kenilworth, available for immediate investment.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available on a first-come first-serve basis.

The council tax band is B.

This is a leasehold property with 79 years remaining on the lease.

The interior of this beautifully presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a balcony overlooking the private rear garden, perfect for enjoying the summer months.

Located in the popular town of Kenilworth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Kenilworth Train Station (0.6 miles), a variety of local bus routes and quick access to the A46.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



First Floor Flat

Approx. 81.0 sq. metres



Total area: approx. 81.0 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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