



# Chandler Court

WARWICK ROAD, KENILWORTH, CV8 1HY

**Nathaniel Cleaver**  
The **Leamington Spa** Property Expert





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**This Niche development of 9 luxury apartments and 3 town houses is located just off Warwick Road and set right in the heart of Kenilworth town centre.**

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**Property at a glance**

Modern contemporary living

Three Bedrooms

Bathroom and En suite shower room

Modern and exceptionally well presented throughout

Walking distance to town centre

Allocated parking for two cars

Open plan lounge / kitchen / dining area

Five years old

EPC Rating – B





The property is entered through a very well presented communal entrance hallway, on the first floor.

It has a good sized entrance hallway with storage cupboard, a fantastic sized master bedroom with two large double built in wardrobes and a white modern en suite shower adjoining. It has a further two good sized bedrooms, bedroom two also benefitting from very generous built in wardrobes. There is also a white modern family bathroom and a stunning open plan lounge / kitchen / dining area. The kitchen is German and has AEG oven, hob and microwave and integrated fridge freezer, dish washer and washing machine. The lounge area is full of lots of natural light and has double doors leading out to an enclosed balcony area.

This property has been expertly designed and is spacious throughout, has an exceptional finish, Karndean flooring, elegantly tiled bathroom and en suite, kitchen and en suite and has allocated parking for two cars with gated access.

Further benefits are the fact it is within easy walking distance to local shops, bars, coffee shops, Abbey Fields and highly sought after places to eat such as The Cross (Michelin star), Ego Mediterranean Restaurant and The Queen & Castle public house.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

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## The Seller's View

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“I bought the apartment as it was brand new (5 years ago) and was in the heart of Kenilworth, it is gated access and has two parking spaces, it also set back slightly and very quiet.

My favourite room has to be the bedroom due to its sheer size, it has two large double built in wardrobes, two windows, split level ceiling and a very modern en suite shower room.

I also love the open plan lounge / kitchen / dining area that flows beautifully out on to the balcony”



“My favourite room – Master bedroom”

**Services**

Mains water, gas and electric

**Tenure**

Leasehold - 147 years remaining

**Local Authority & Tax Band**

Warwick District Council

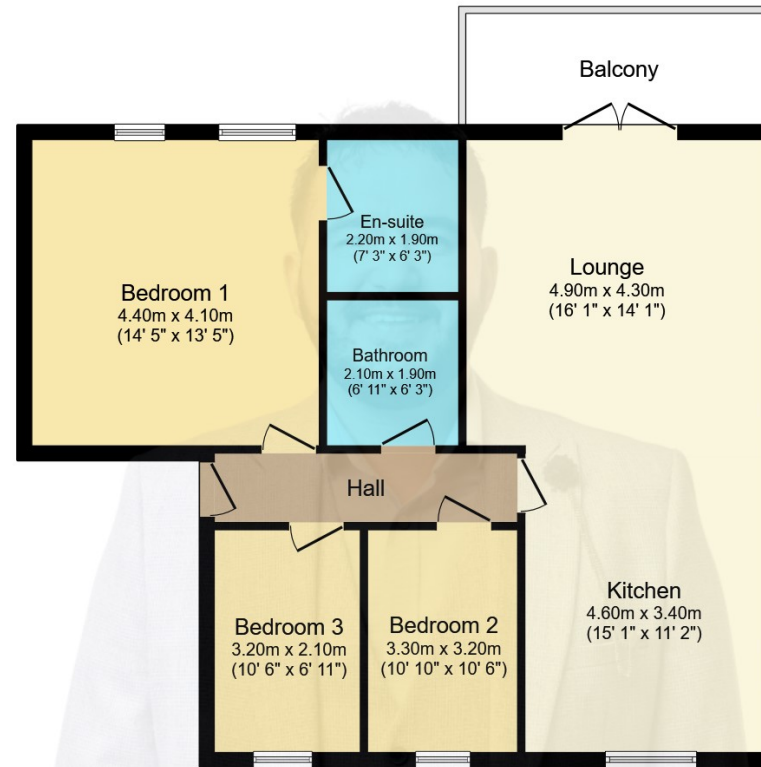
Tax band - D

**Viewing Arrangements**

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

nathaniel@thepropertyexperts.co.uk



**Floor Plan**

Floor area 88.7 m<sup>2</sup> (954 sq.ft.)

TOTAL: 88.7 m<sup>2</sup> (954 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

**Amenities/Distances**

All within easy walking distance.

**AGENTS NOTES**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy rating	Current	Potential
A		
B	85 B	85
C		
D		
E		
F		
G		

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# About the Area

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## Kenilworth

Kenilworth is a charming Warwickshire town set within the heart of the Midlands neighbouring Royal Leamington Spa, Warwick and Stratford Upon Avon.

As such it offers the best of both worlds - an excellent transport network including the train station and close proximity to M40, M42 and other motorway connections.

A selection of well regarded primary, secondary and independent schools can be found within walking distance of the home and all are rated good or outstanding by OFSTED.

The historic town has a lot to offer, the beautiful scenery at Kenilworth Castle that dates back to the early 1100's and is free to use by all Kenilworth residents.

Abbey Fields is also within easy walking distance, a 68 acre park with lake, a play area, area and redevelopment currently underway for other amenities.

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## Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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# Nathaniel Cleaver

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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