

Mulberry Court, Abbey End, Kenilworth. CV8 1LG

£1,250 PCM

- Immaculate Second Floor Apartment
- Town Centre Location
- Two Double Bedrooms
- Gas Central Heating & Double Glazed
- Allocated Parking Bay
- Quality Furnishings
- EPC Rating C - 80
- Master En Suite and Bathroom
- Warwick District Council Tax Band C
- Available 5th September 2024

20 Mulberry Court, Kenilworth CV8 1LG

Located in the heart of Kenilworth this purpose built block of apartments is ideally situated for Kenilworth Town Centre, Abbey Fields and communications to Warwick University. The apartment is situated on the second floor, benefits double glazing and gas centrally heating and comprises a communal hallway, with security intercom. Stairs lead to the second floor landing and the door leads into the private hallway with two generous cupboards, attractive sitting room with low bay window to the fore, fitted kitchen with built in appliances, two double bedrooms, master with en suite shower room and a family bathroom. Available 5th September 2024 Furnished.



Council Tax Band: C



OUTSIDE

The apartment is set well back from the high street and is approached across a block paved driveway. A security intercom provides access into the communal hallway

COMMUNAL HALLWAY

With easy tread staircase rising to the second floor landing.

ENTRANCE HALLWAY

With the security video entry system, radiator, two generous storage cupboards and all doors off to:

SITTING ROOM

16'3" x 12'2"

An attractive low bay window to the fore, radiator, 42 inch TV, 3 seat recliner sofa and a 2 seat recliner sofa.

FITTED KITCHEN

11'0" x 10'0"

Comprehensively fitted with a range of limed oak effect units to both wall and base. The base units are contrasted by stone effect roll topped worksurface with an inset single drainer stainless steel sink unit set beneath a double glazed window to the rear.

Complimentary tiling to splashbacks and cushion vinyl flooring. Appliances include an integrated washing machine, dishwasher, fridge freezer, built in electric oven and hob with cooker hood. Dining area for four with table and chairs, toaster, kettle, cutlery and crockery.

BEDROOM 1

14'9" x 10'2"

With built in wardrobes, tv aerial point, radiator and double glazed window with curtains to the rear. Double bed and mattress with chest of drawers and two bedside tables. Door leads into the en suite.

EN SUITE SHOWER ROOM

With a fully tiled shower cubicle, pedestal wash hand basin and a close coupled wc. Complimentary tiling to splashbacks, extractor fan and radiator.

BEDROOM 2

12'5" x 10'0"

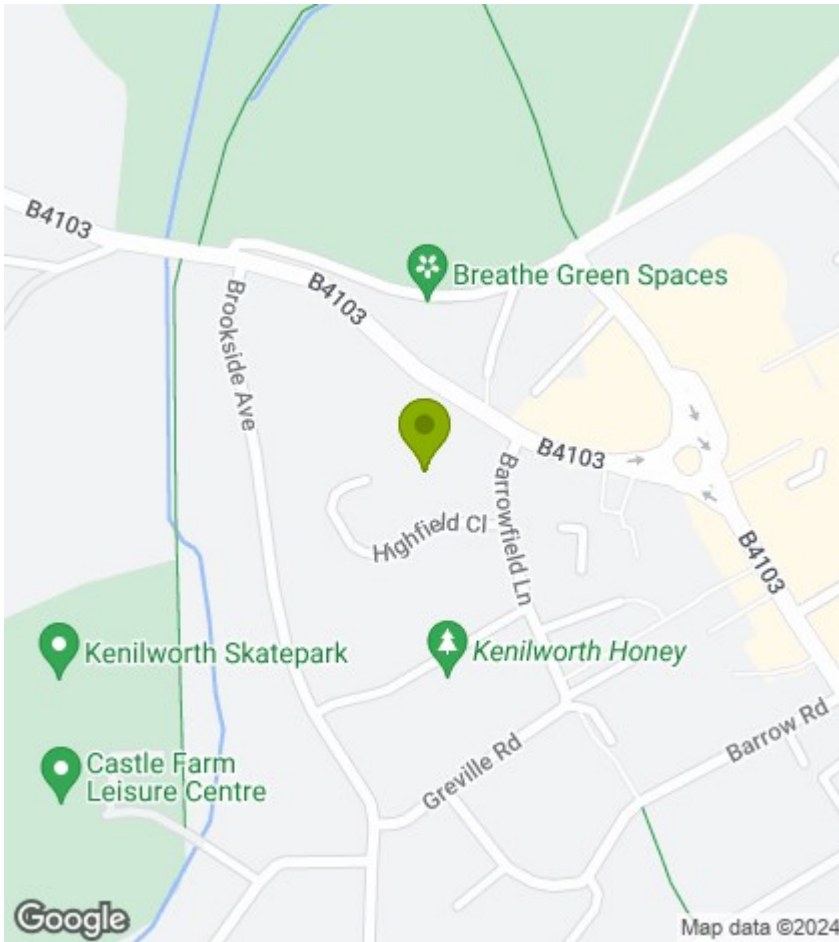
Double glazed window with curtains to the rear, radiator, chest of draws and free standing wardrobe.

BATHROOM

Fitted with a white suite that comprises a panelled bath, pedestal wash hand basin and a close coupled wc. Complimentary tiling to the splash backs, radiator, extractor fan and a frosted double glazed window to the rear.

PARKING

There is an allocated parking bay to the front of the apartment block.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

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

