



31a Warwick Road, Kenilworth, CV8 1HN

£850 (From) Per Calendar Month

- 1st Floor One Bedroom Apartment
- Private Outdoor Patio Area
- Open Plan Living
- Double Glazing Throughout
- Furnished
- Town Centre Location
- EPC Rating C - 76
- Fitted Kitchen
- Gas Central Heating
- Available 9th September 2024

31a Warwick Road, Kenilworth CV8 1HN

A fantastic one bedroom 1st floor apartment in the heart of Kenilworth Town Centre with walking distance to all of its amenities. With its own private gates access off the high street it comprises of: Modern open plan living including kitchen with breakfast bar, one bedroom, shower room and an private elevated outdoor patio area. Available Furnished and available 9th September 2024. *Sole Occupancy*



1



1



1



C

Council Tax Band: A



Approach

Accessed of the Kenilworth high street through a private gated access with cast iron staircase and lighting leading onto the private elevated patio area with iron railings. leading to double glazed entrance door to;

Open Plan Kitchen/Lounge

Fitted kitchen featuring a range of matching white wall and base units incorporating a single sink and drainer unit with work surfaces over. Freestanding Beko electric cooker with extractor over and integral Indesit fridge and Indesit washing machine. Double glazed window to rear elevation and double glazed door opening onto outside patio area. Radiator, television and telephone point, table and two chairs and two seater sofa and rug.

Double Bedroom

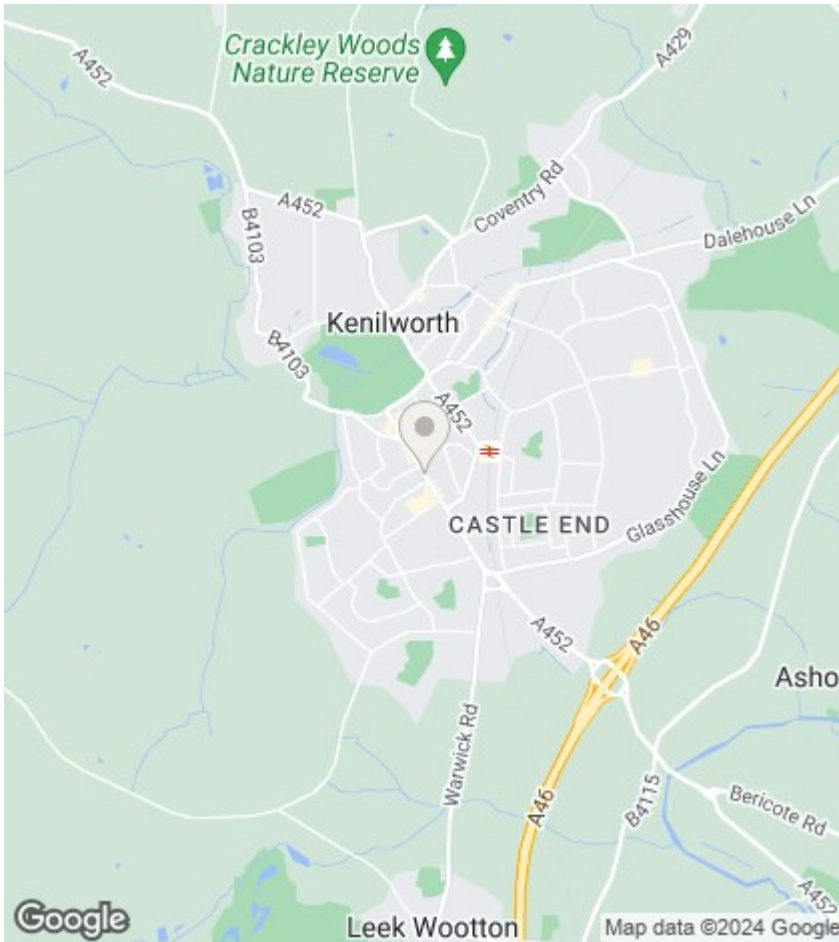
Double glazed window to the front elevation, wardrobes, radiator and television point with wardrobe, bedside cabinet and space for desk.

Shower Room

Part tiled walls comprising of mains fed shower cubicle, wash hand basin, WC, radiator and extractor fan.

Patio Area

Good sized elevated patio area with outdoor furniture and steps leading down to private gated access to Warwick Road with all its amenities.



Directions

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			
(69-80) C		76	77
(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	

Top Floor Flat

Approx. 27.3 sq. metres

