



32 Bridge Street, Kenilworth, Warwickshire, CV8 1BP

£1,150 PCM

- Large Three Bedroom First Floor Apartment
- Night Storage Heating Throughout
- Fully Fitted Kitchen With Appliances
- Adjacent To The Abbey Fields
- Available 11th November
- Close to Kenilworth Old Town
- EPC Rating D - 56
- Off Road Parking For Two Cars
- Double Glazing Throughout
- Warwick District Council Tax Band C

32 Bridge Street, Kenilworth CV8 1BP

Deceptively spacious first floor unfurnished apartment in a block of only two apartments. Situated opposite Abbey Fields on the corner of Pears Close in a sought after residential location within Old Kenilworth close to all local amenities. This spacious and well presented apartment, with electric heating and PVCu double glazing, offers; Private ground floor entrance hallway, entrance lobby with stairs rising to first floor, spacious L shaped entrance hall with built-in airing cupboard, large lounge with views of Abbey Fields, separate dining room, fully fitted kitchen with integrated appliances, two double bedrooms, bedroom 3/study, fully fitted modern shower room, private driveway with off road car parking for 2 cars. Available 11th November Unfurnished.



Council Tax Band: C



THE PROPERTY

A well presented large three bedroom apartment. Situated in Old Kenilworth, close to the Abbey Fields, Finham Brook, the Abbey Ponds, the swimming pool, old High Street and Kenilworth Castle. Just around the corner is Warwickshire's oldest pub, the Virgins and Castle, established in 1563. Across the road is a medieval church and the remains of a 12th century abbey. It is a 10-minute walk through beautiful Abbey Fields, past the Abbey Ponds with its water-birds, to Kenilworth Castle. There are many pubs, cafes and restaurants in walking distance.

The apartment is a one-minute walk to the bus-stops of the regular bus-service to Warwick University. The trip takes 9 minutes. It is also very close to the cycle path to the University. Coventry University is also easily accessible by bus routes in easy walking distance. Kenilworth Station, 10 minutes walk away, has reopened, making travel to Coventry, and onward connections to Birmingham, London and so on, even easier.

ENTRANCE

Recessed PVCu double glazed front door with matching side light window to

RECEPTION

With fitted carpeting, electric modern heater, staircase rising to first floor with useful under stairs storage cupboard and door to rear lobby with brand new panelled and glazed uPVC door. Outside there is a parking area for two cars.

LOUNGE

20'3" x 11'0"

With two PVCu double glazed windows with curtains and blinds and a delightful views over the Abbey Fields, feature hardwood fireplace surround with tiled inset and hearth with electric glow effect fire and convection fire and electric modern heater, twin multi paned glazed doors lead to the

DINING ROOM

9'0" x 8'10"

With double glazed window, electric modern heater, multi paned glazed sliding door to the

FITTED KITCHEN

12'9" x 9'0"

Wooden effect base and wall units with ceramic tiled

splash backs, fitted drawers and pan drawers, rounded edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, integrated four ring electric ceramic hob with illuminated cooker hood above and single electric fan oven and grill beneath, integrated Bosch automatic dishwasher, automatic Bosch washing machine/dryer, tall fridge/freezer, glazed display cabinet, open corner shelving units, pelmets and cornice, three PVCu double glazed windows, ceiling down lighters, tall fridge/freezer, multi paned glazed door to lounge

BEDROOM 1

12'1" x 12'1"

With PVCu double glazed window with delightful views of Abbey Fields and St. Nicholas Church, four door built-in wardrobe cupboards with hanging rail and shelving with storage cupboards above, coving, electric modern heater

BEDROOM 2

10'10" x 11'10"

Two PVCu double glazed windows with delightful views, double door built-in wardrobe cupboard with double storage cupboards above, electric modern heater, 2 newly fitted blinds, coving.

REFITTED SHOWER ROOM

With walk-in fully tiled shower cubicle with an electric shower over, fitted cabinets with recessed low level w.c. and wash hand basin. Fitted cupboards, shelving and vanity unit with recessed mirror and ceiling down lighter. Retiled to full height, brand new PVCu double glazed window, chrome electric heated towel rail, newly fitted blind

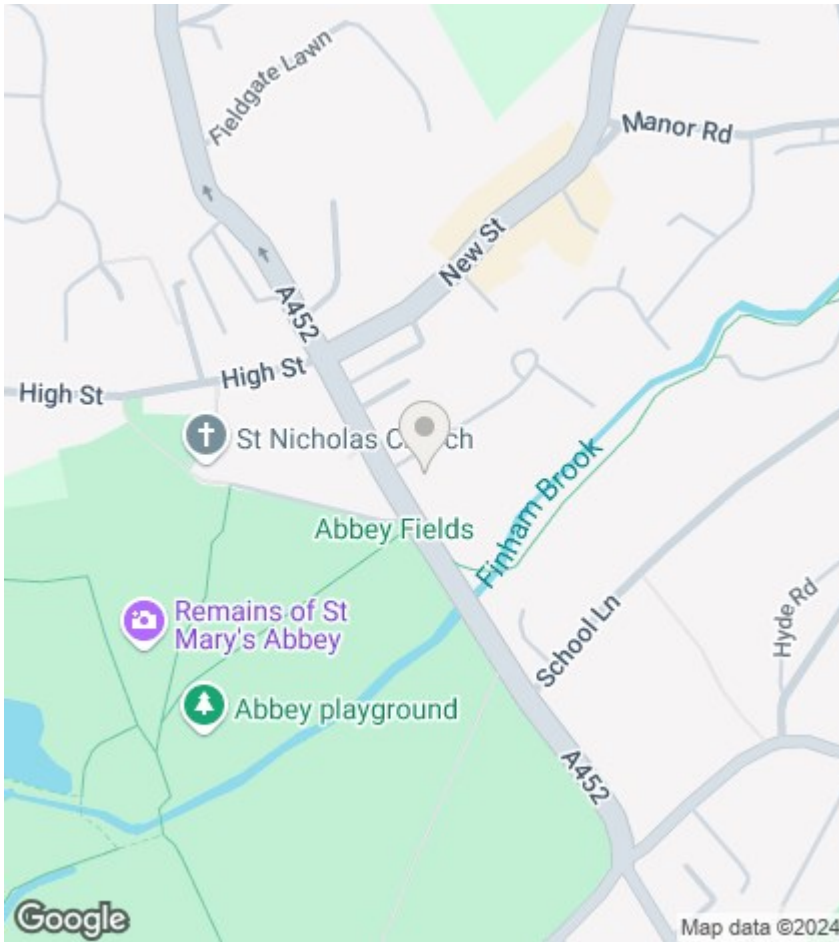
BEDROOM 3

9'0" x 5'2"

With electric modern heater, brand new PVCu double glazed window, newly fitted blind.

OUTSIDE

There are no gardens allocated to this property and therefore no maintenance. The private driveway is accessed via Bridge Street where there is a parking area for two cars.



Viewings

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

EPC Rating:

D

