

## Harger Mews, Kenilworth. CV8 1RH

£1,000 PCM

- Kenilworth Town Centre Apartment
- Gas Central Heating System
- Double Glazing Throughout
- Two Double Bedrooms
- Available 16th June 2025
- Private Entrance & Hallway
- EPC Rating C - 73
- Allocated Parking Space
- Fitted Kitchen With Appliances
- Warwick District Council Tax Band B



# Harger Mews, Kenilworth. CV8 1RH

Situated in the heart of Kenilworth this first floor apartment benefits its own entrance door and hallway. Located on the first floor the apartment has double glazing, gas central heating and a parking space adjacent to the property. You enter into a generous hallway with stairs rising to the first floor landing and on into the apartment. The central hallway has all doors off to the front sitting room with attractive bay window looking down the close. The kitchen has a built in oven , hob and extractor, washing machine and a fridge freezer. There are two double bedrooms and a bathroom. A generous size and available part furnished, or unfurnished from 16th June 2025.



Council Tax Band: B



## **HALLWAY**

With dogleg staircase rising to the first floor landing.

## **LANDING**

Access to loft void, airing cupboard and doors off to

## **LOUNGE**

18'0" x 11'5"

Double glazed window and further bay window to the fore with curtains, double and single radiators, coving to ceiling and a two seater sofa, coffee table, wicker chair, four seater dining table and bookcase.

## **FITTED KITCHEN**

9'6" x 8'8"

Fitted with quality beech fronted wall and base units. The base units have a marble effect roll topped worksurface over with an inset stainless steel sink unit set beneath the double glazed window to the side. Tiling to splashbacks. Washing machine, upright fridge freezer and built in oven set beneath a four ring gas hob and extractor canopy. Ceiling downlighters.

## **BEDROOM ONE**

12'8" x 8'2"

With a double bed, double glazed window to the rear with a radiator beneath. Built in double wardrobe.

## **BEDROOM TWO**

9'9" x 9'5"

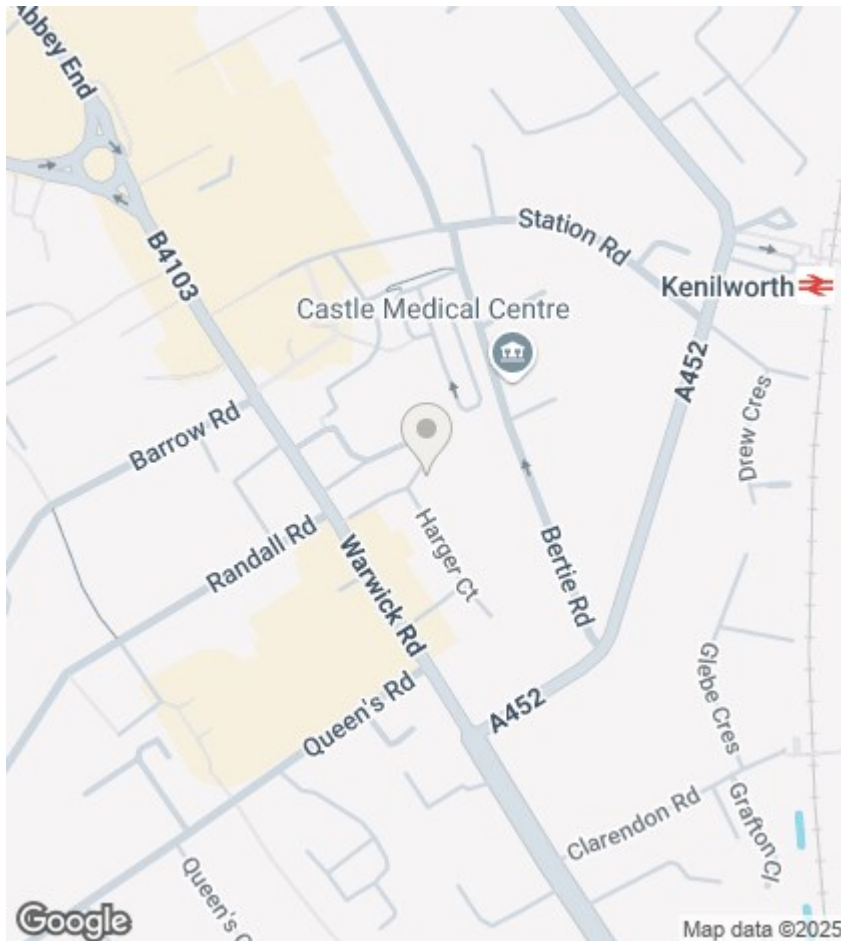
Double glazed window to the side with a radiator beneath and built in beech double wardrobe.

## **BATHROOM**

Fitted with a white suite that comprises a panelled bath with mixer shower, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks, radiator and medicine cabinet.

## **ALLOCATED PARKING**

There is an allocated parking bay adjacent to the property.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx. 65.3 sq. metres

### Ground Floor

Approx. 3.5 sq. metres

