

## Monnington House, 1 Coventry Road, Kenilworth, CV8 2EE

£1,050 Per Calendar Month

- First Floor Two Bedroom Apartment
- Private Entrance
- Fully Tiled Bathroom with Shower
- Double Glazing With Views Over
- Warwickshire County Council Tax Band - B
- Fitted Kitchen with Appliances
- EPC Rating - C
- Car Parking Bay
- Gas Central Heating
- Available 17th November 2025



# 1 Coventry Road, Kenilworth CV8 2EE

A well-appointed first-floor apartment with its own private entrance, benefiting allocated parking and gas central heating. Being double-glazed with lovely views, it comprises a hallway, lounge, modern fitted kitchen, two bedrooms and a fully tiled bathroom. Available from 17th November 2025 UNFURNISHED.



Council Tax Band: B



## **The Property**

An immaculately presented two bedroom ground floor apartment with the benefit of gas central heating and double glazing throughout. Being neutrally decorated, and roller blinds on all windows, with views over fields. The kitchen is fitted with shaker style units and has appliances included. Two well-proportioned bedrooms and a fully tiled bathroom with a thermostatic shower. Outside is a car park for Monnington House residents only, a store and communal gardens. Offered unfurnished and available from 17th November 2025

## **Hallway**

Entered through a uPVC double-glazed door with wardrobe and stairs with grab rail leading to the reception hall where access to the loft for storage is available.

## **Lounge**

A good-sized lounge with corner window views over fields, radiator, wall lights, gas living flame effect fire with stone effect hearth and surround,

## **Fitted Kitchen**

Fitted with a range of shaker-style wall and base units with a granite-effect rollover worktop and pelmet lighting. Built-in electric oven and halogen hob with an extractor canopy. Under-counter fridge, freezer and washer/dryer machine. With a stainless steel sink unit set beneath a double-glazed window to the front. Tiling to splashbacks and wall units.

## **Bedroom One**

Double-glazed window to the rear and a radiator. To one wall is a built in wardrobe with hanging rail.

## **Bedroom Two**

Double glazed window to the fore with radiator and wall lights.

## **Bathroom**

Fitted with a modern white suite that comprises a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a close-coupled wc. Tiling to full height, extractor fan, chrome towel radiator and a medicine cabinet.

## **Allocated Parking**

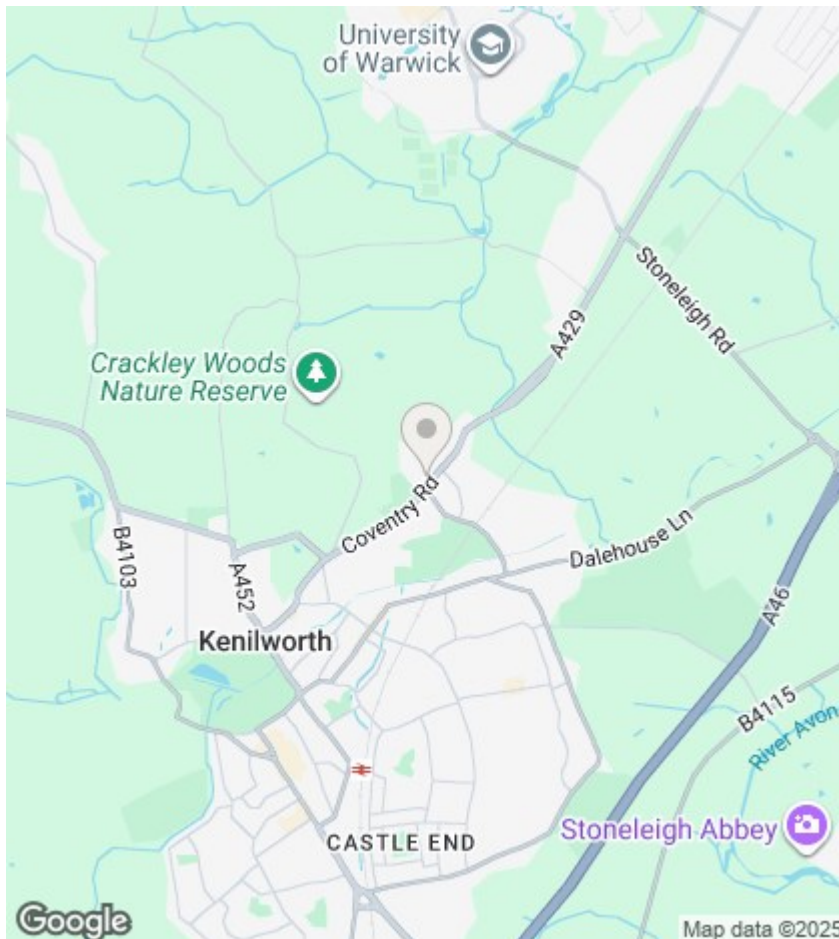
There is a car park for the Monnington House residents.

## **Outside Store**

There is an outside storage cupboard.

## **Communal Garden**

Mainly laid to lawn with conifer hedged boundary.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(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		
England & Wales	EU Directive 2002/91/EC	

## First Floor

## Ground Floor

