



## Common Lane, Kenilworth

£900 PCM

- Well Appointed Ground Floor Maisonette
- Gas Central Heating With New Boiler
- Two Double Bedrooms
- Front and Rear Gardens
- Available 22nd December 2025
- Double Glazing Throughout
- EPC Rating D - 65
- Fitted Kitchen with Appliances
- Bathroom with Shower
- Warwick District Council Tax Band B

# Common Lane, Kenilworth, CV8 2EQ

A ground floor maisonette ideally located for Warwick University. With two double bedrooms the property also benefits gas central heating. The property comprises a hallway, sitting room, modern fitted kitchen with appliances, two double bedrooms and a white bathroom with electric shower. Outside are front and rear gardens. Available 22nd December 2025, UNFURNISHED.



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1



1



D - 65

Council Tax Band: B



## **ENTRANCE HALLWAY**

Double glazed entrance door with laminate flooring on threshold. Boiler cupboard, radiator and doors off to

## **SITTING ROOM**

17'11" x 10'10"

Double glazed window to the fore, radiator and coving and artex to ceiling. Serving hatch from the kitchen.

## **KITCHEN**

12'7" x 5'9"

Double glazed window to the rear, entrance door. Fitted with light oak effect fronted units to wall and base. The base units are contrasted with a granite effect roll topped worksurface over with an inset single drainer sink unit. Tiling to splashbacks. Washing machine, built in electric oven, extractor canopy and hob. Upright fridge freezer. Built in pantry and radiator.

## **BATHROOM**

Fitted with a white suite that comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Laminate flooring, double glazed window to the rear and a heated towel rail.

## **BEDROOM**

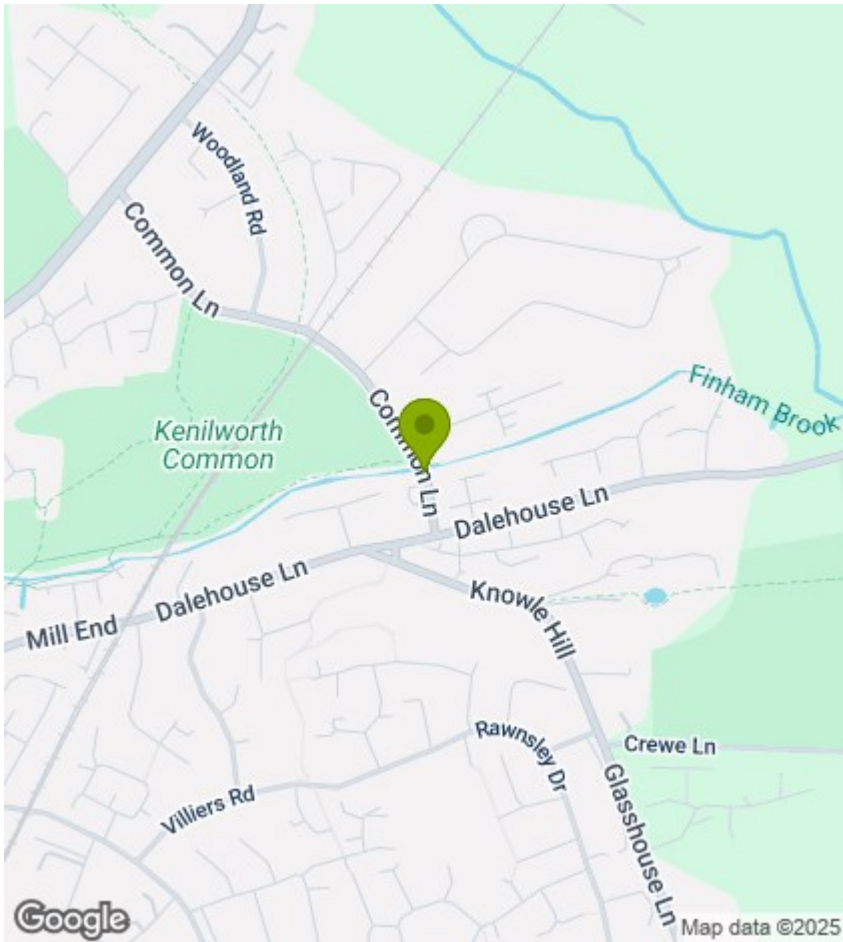
9'6" x 8'4"

Double glazed window to the rear, radiator.

## **BEDROOM**

11'11" x 10'0"

Double glazed window to the fore and a radiator.



## Viewings

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

## EPC Rating:

D

| 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>                            |         |                         |
| (55-68) <b>D</b>                            | 65      | 76                      |
| (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 |

