

# BELVOIR!

Guide Price £254,950



## 4 Kenilworth Mews Kenilworth

, Leamington Spa CV32 4QT

**\*\* NO ONWARD CHAIN \*\***

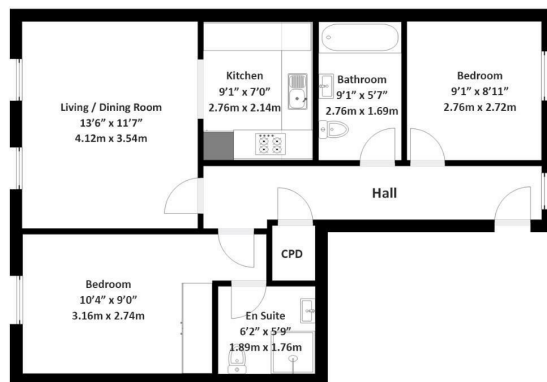
Perfectly situated in the heart of Leamington Spa, this two bedroom, purpose-built home offers the ideal blend of modern living and easy access to local amenities in North Leamington. With parks nearby and transport links just a short distance away, it enjoys a quiet yet central setting.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)



Internal Area 55.48 square metres / 597 square feet

Second Floor



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## ACCOMMODATION

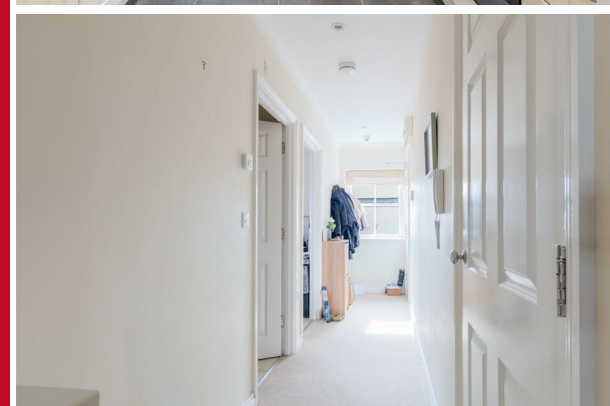
Positioned on the top floor of a two-storey building containing only four apartments, this stylish two-bedroom home forms part of the well-regarded Kenilworth Mews development. It is thoughtfully laid out for practical, low-maintenance living and offers part ownership of the Freehold, giving additional long-term value and control to the owners. The apartment is accessed via a gated entrance, ensuring both security and privacy, and comes with one allocated parking space.

Upon entry, a long hallway welcomes you and leads through the property. To one side is a well-sized bedroom, and adjacent to it, the main bathroom featuring a full-sized bath and shower, ideal for relaxing after a long day.

The heart of the home is a bright and spacious living room, which flows seamlessly into a cleverly designed kitchen area. While open-plan in layout, the kitchen benefits from a slight separation, creating a defined space for cooking. It features high and low-level cupboards, an electric hob, and plenty of work surface. There is also space for modern appliances, including a washing machine, dishwasher, and fridge/freezer, making it a highly functional and practical space.

To the rear of the apartment, the main bedroom offers a peaceful retreat, complete with built-in storage and its own ensuite shower room, adding an extra layer of comfort and convenience.

Perfectly situated in the heart of Leamington Spa, this purpose-built home offers the ideal blend of modern living and easy access to local amenities in North Leamington. With parks nearby and transport links just a short distance away, it enjoys a quiet yet central setting. This property is an excellent choice for professionals, small families, or investors seeking a secure, low-maintenance home in a highly desirable area.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.