



20 WEBSTER AVENUE

KENILWORTH, CV8 2EJ

- FIRST FLOOR APARTMENT
- OFF ROAD PARKING
- LOVELY KENILWORTH LOCATION
- EXCELLENT PRESENTATION THROUGHOUT
- 117 YEAR LEASE REMAINING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COUNCIL TAX BAND A
- EPC RATING C



THE PROPERTY

The Property

Introducing this beautifully crafted, spacious first-floor apartment, set in the tranquil and sought-after environs of Webster Avenue, Kenilworth.

As you approach this purpose-built sanctuary, be welcomed into a secure intercom-controlled communal entrance hall, where stairs gently ascend to the first-floor landing. Once inside the apartment, you're greeted by a thoughtfully designed hallway, replete with a versatile study area, a practical utility room that conveniently accommodates both washing machine and tumble dryer side by side, promising to cater to all your laundry needs with ease.

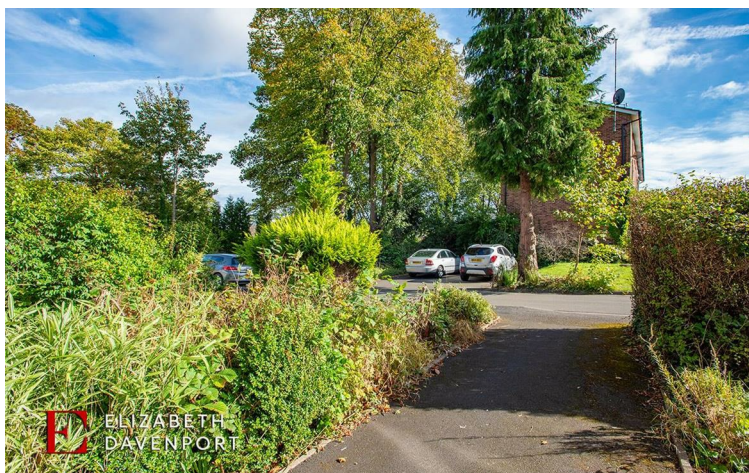
The living room, abundant in size, bathes in the light from a generously proportioned window, creating a bright, inviting space that is bound to be the heart of many joyful gatherings and serene moments. Adjacent, the fitted kitchen, boasting an integrated hob and oven, becomes a haven for culinary explorations, marrying functionality with stylish design.

The master bedroom is a sanctuary of space and tranquility, offering a peaceful retreat after a long day, while the well appointed bathroom exudes modernity with a pristine white suite, ensuring a refreshing start to every day. Every inch of this light and airy apartment speaks of quality and careful design, from the fully double-glazed windows to the efficient gas heating system, all under a brand-new roof completed in 2023.

Tucked away in a quiet part of the development, the residence offers pleasant views over greenery, establishing a connection with nature while ensuring privacy. Additionally, parking is a breeze with available spaces immediately outside the building, adding a layer of convenience to this already magnificent property. Embrace a lifestyle where peace, convenience, and style converge in this splendid Kenilworth apartment, and make it your own personal haven today.

The property is Leasehold held on a 125 year lease from 2015.





THE LOCATION

The Location

Webster Avenue is located just off Park Hill and is a most attractive and well regarded location with an array of very different homes and property styles. Very well placed and within easy walking distance of the handy shopping parade on Leyes Lane. Warwick Road, where most of the towns excellent amenities can be found is reachable within an easy 15 minute stroll.

Kenilworth Castle and The Abbey Fields, with it's indoor Swimming Pool are less than half a mile away. The A46, only a short drive away, provides excellent access to the midland motorway network and links through to the neighbouring towns and cities including Leamington, Warwick, Stratford upon Avon and Coventry. Kenilworth Train Station on Priory Road is another fantastic facility that provides rapid access to neighbouring towns and major hubs.

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First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)

