



FLAT 4, FENNYLAND LANE

KENILWORTH, CV8 2RS

- 2 Bedroom Stylish Modern Apartment
- Modern Open Plan Kitchen
- Family & En Suite Bathrooms



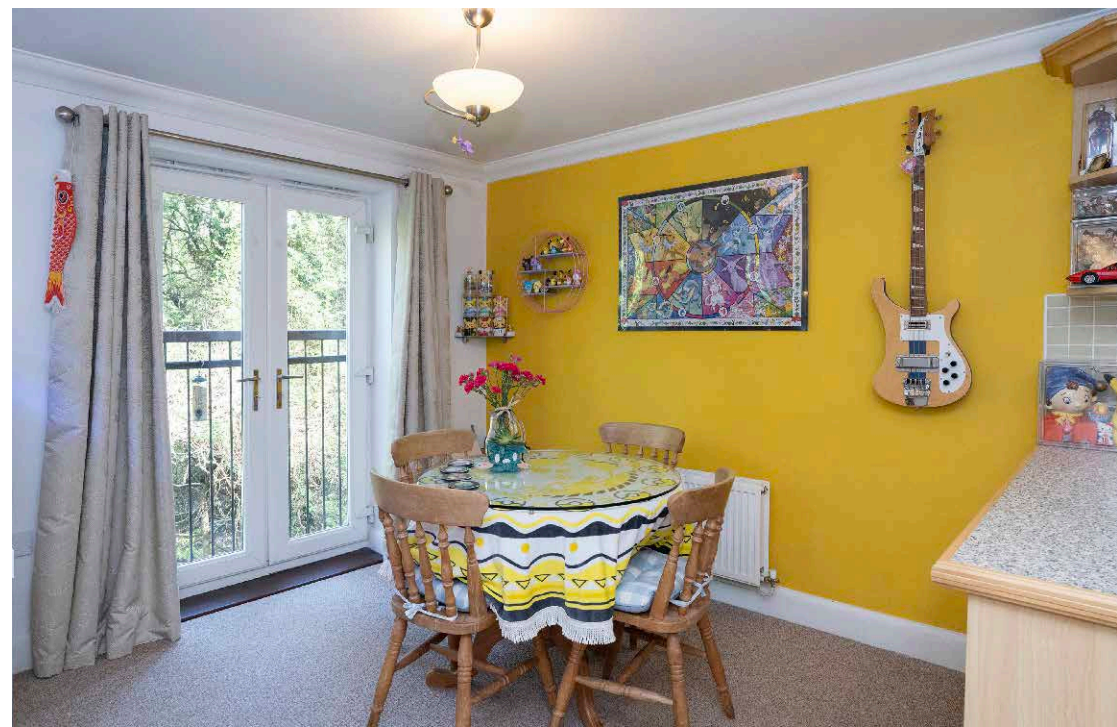
THE PROPERTY

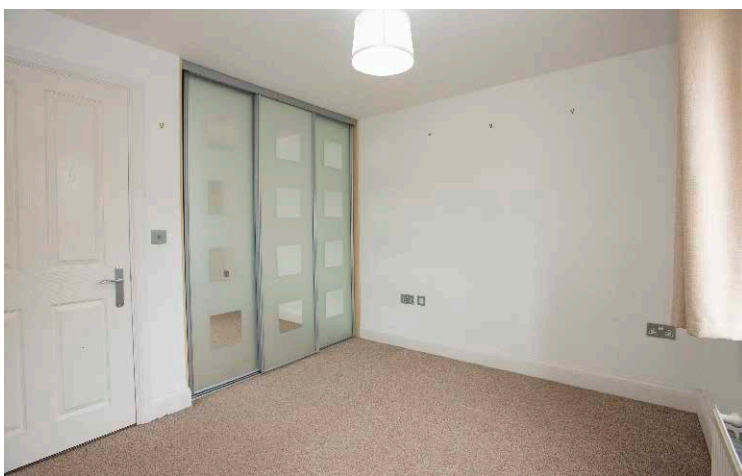
Situated a gentle walk away from Kenilworth's Old Town this bright and spacious two double bedroom apartment is located on the first floor of this extremely sought after development within easy access of Warwick University, Coventry and the A45/46 network.

The lovely property comprises of a communal entrance hall with security intercom, private entrance hall, large lounge/dining room with Juliet balcony, fully fitted kitchen diner with Juliet balcony, two double bedrooms, both with wardrobes, the master having dressing room and en-suite shower room plus family bathroom and allocated off street parking. Bordering Kenilworth Common, this stylish and practical apartment is available with no onward chain and immediate vacant possession.

The property in Leasehold, held on a 125 year lease commencing from 1st January 2004. This information should be verified by your solicitor.

In summary, a modern and well appointed first floor apartment found in a prestigious location, offering convenient accommodation for either home owners or investors. For further information or to arrange your viewing of this great property please contact Elizabeth Davenport Kenilworth Office.





THE LOCATION

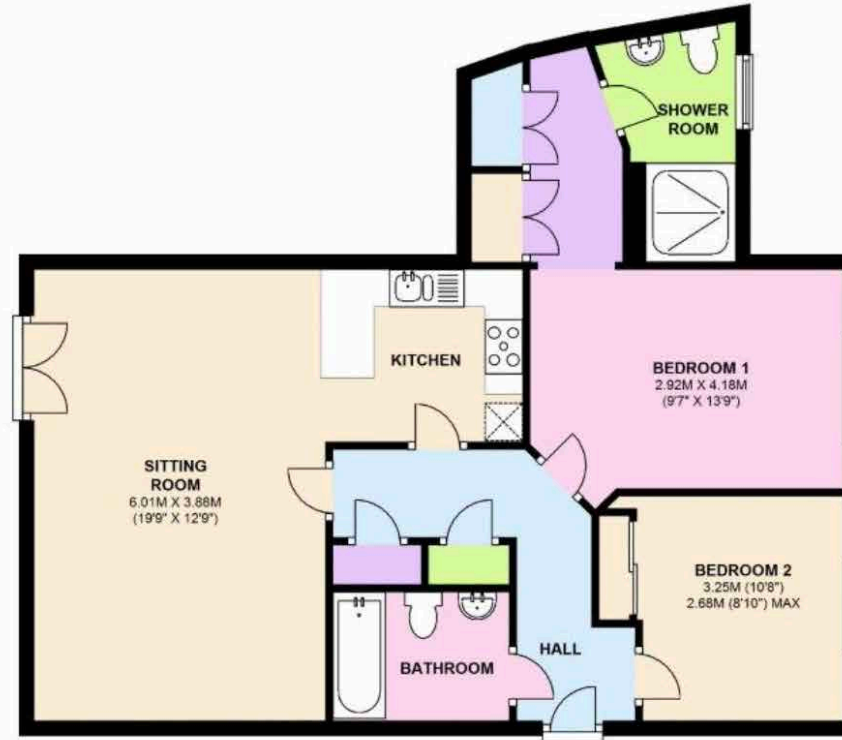
Situated in the original grounds of St Joseph's Convent School and with the Abbey Fields being only a few minutes stroll away this lovely property is also within walking distance of The University of Warwick and Kenilworth's delightful old Town.

Several extremely popular local pubs and restaurants including - The Cross, The Virgins and Castle, The Old Bakery and the Queen and Castle are delightfully located on and around the Old High Street making this location ideal for socialising and leisure.

The University of Warwick is just under 2 miles away (or only a 5 minute drive).

THE FLOORPLAN

APPROX. 85.9 SQ. METRES (924.4 SQ. FEET)



TOTAL AREA: APPROX. 85.9 SQ. METRES (924.4 SQ. FEET)

Not to scale, for identification purposes only. Measurements are intended as a guideline and should not be relied upon. Prospective purchasers should commission their own inspections or obtain verification from their solicitor or surveyor prior to exchange of contracts.
Plan produced using The Mobile Agent.

FLAT 4 HERITAGE COURT , 44 FENNYLAND LANE, KENILWORTH



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