



Ebourne Close, Kenilworth, CV8 2QG

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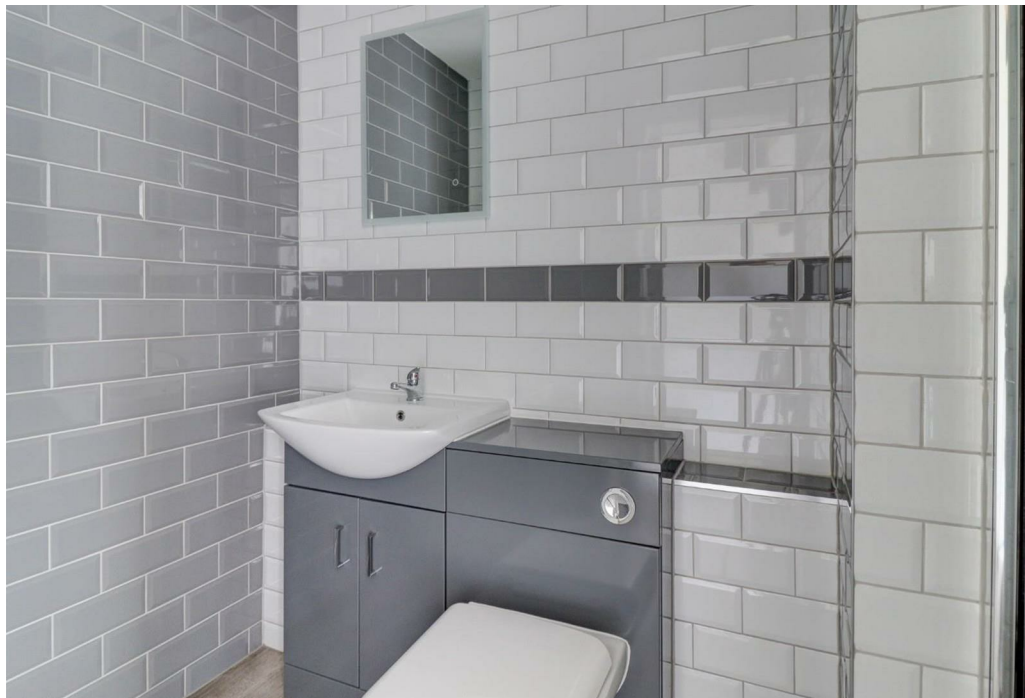
# Property Description

\*\*\* AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* Stylish studio apartment with added benefit of spacious loft space. Excellent modern presentation throughout which was entirely refurbished circa 2022. This location provides excellent commute options and walking distance to Kenilworth town centre.

This property comprises in brief: Open plan living/bedroom with designated kitchen area with appliances included (under counter fridge and washing machine). Shower room tiled throughout with space saving sliding door. Storage space beneath the loft stairs. Generous loft space which lends itself to a multitude of uses.

With ample residents parking and close to local parks, this property is offered UNFURNISHED. Council Tax Band A. Energy Rating C. Suitable to single occupancy only. No pets will be considered.







## Ebourne Close, Kenilworth, CV8

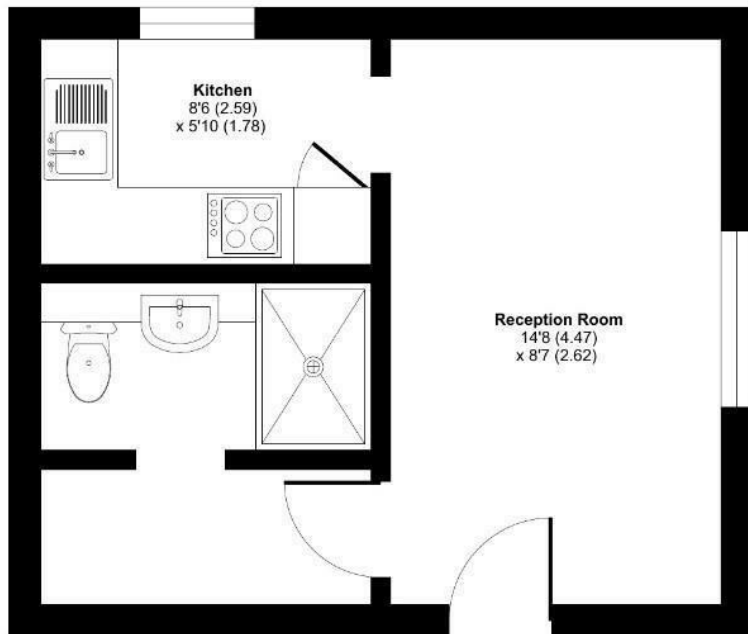
Approximate Area = 372 sq ft / 35 sq m

For identification only - Not to scale



**Loft Room**  
17'8 (5.38)  
x 6'5 (1.96)

LOFT



**Kitchen**  
8'6 (2.59)  
x 5'10 (1.78)

**Reception Room**  
14'8 (4.47)  
x 8'7 (2.62)

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Sheldon Bosley Knight Ltd. REF: 878199

## Key Features

- AVAILABLE NOW
- Kenilworth
- DEPOSIT ALTERNATIVE AVAILABLE
- Studio Apartment -Generous Loft Space
- Modern Presentation Throughout
- Close to Town Centre & Train Station
- Excellent Commute Routes
- Energy Rating C
- Council Tax Band A
- SINGLE OCCUPANCY ONLY

**£795 PCM**