



Connells

Kenilworth Court
Coventry



Property Description

****NO UPWARD CHAIN**** Top floor apartment based on the outskirts of the city with easy commute routes to the Coventry train station and the Coventry city centre. Close schools include King Henry VIII, Finham Park and Stivichall Junior School. The block has both stair and lift access and is set in very well maintained communal gardens. The accommodation briefly comprises: lounge, kitchen, two good sized bedrooms and a bathroom.

Approach

Secure communal door with intercom system.

Communal Entry

Stairs and lift to all floors and personal door to;

Private Hall

Intercom and doors to;

Lounge

25' 6" x 12' 3" (7.77m x 3.73m)

Single glazed window and single glazed doors onto balcony with views over Memorial Park.

Fitted Kitchen

9' 5" x 9' (2.87m x 2.74m)

Base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance and single glazed window.

Bedroom One

13' 7" x 12' (4.14m x 3.66m)

Single glazed window.

Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m)

Single glazed window.

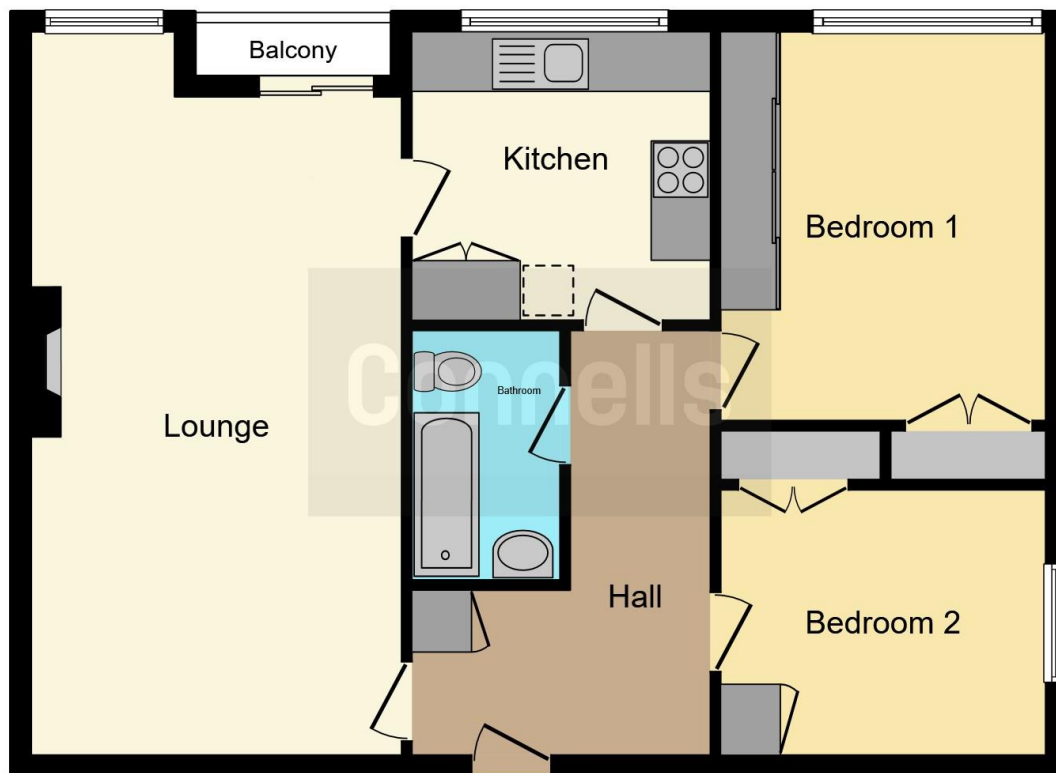
Bathroom

Comprising bath with shower over, wash hand basin, toilet and heated towel rail.

Outside

Communal garden with communal parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 New Union Street
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EPC Rating: E

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/COV322885

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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