



**ASSURED
RESIDENTIAL**

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**37 Whateley's Drive
Kenilworth, CV8 2GY**

£900 Per Month

A purpose-built ground floor maisonette close to the centre of Kenilworth with its railway station and amenities, restaurants and shops. The accommodation comprises entrance hall, living/dining room, two bedrooms, kitchen with a built-in gas hob, oven, fridge/freezer and dishwasher, fully tiled bathroom with shower over the bath. The property is double glazed and has gas fired central heating. There is a lawned garden with patio area to the rear and an open plan lawn to the front. Offered on an UNFURNISHED basis and AVAILABLE LATE APRIL.

UPVC door to

HALLWAY

Tiled floor, radiator and various built in storage cupboards.

LIVING/DINING ROOM

10'10" x 14'3" (3.30 x 4.34)



Having Laminate flooring, radiator and feature fire surround (non-functional)

KITCHEN

10'4" x 5'10" (3.15 x 1.78)



Having beech effect units with inset stainless steel sink. gas hob, electric oven, fridge/freezer and dishwasher. Tiled floor.

MAIN BEDROOM

9'11" x 12'8" (3.02 x 3.86)



Having beige carpet, radiator and built in pine wardrobe. Rear aspect overlooking the garden.

BEDROOM 2

6'3" x 10'10" (1.91 x 3.30)



Laminate flooring, radiator and double glazed window to the front.

BATHROOM

5'4" x 6'4" (1.63 x 1.93)



Fully tiled and having a white suite with electric shower over the bath.

GARDEN TO REAR



Slabbed patio with lawn area.

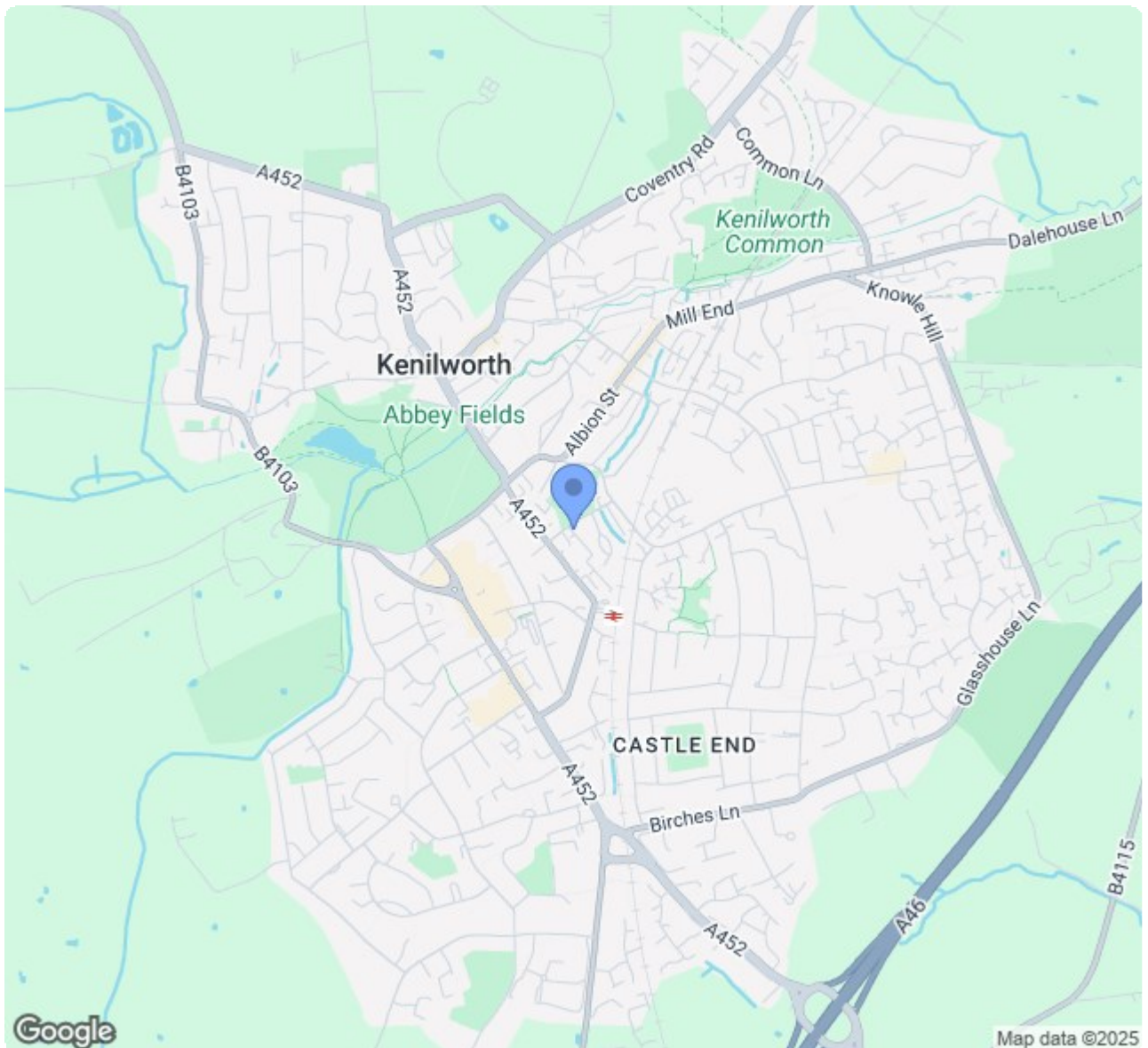
COUNCIL TAX

Band B

DEPOSIT

A Security Deposit of £1035 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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