





## Property Description

Nestled on the first floor of this purpose built development tucked away at the top of Kenilworth, this well presented TWO DOUBLE BEDROOM APARTMENT boasts a large lounge/ diner, separate kitchen, master with en-suite shower room and main bathroom, lovely communal grounds and an allocated parking space.

The property is ideally located with exceptional transport links, walking distance to Abbey Fields and on the doorstep to Kenilworth Town Centre and all its amenities, while also benefiting from the range of fantastic bars and restaurants.

## Approach

Private Road with courtyard and designated parking space.

## Communal Entrance Hallway

Secure access with intercom system, stairs rising to all floors with personal door to;

## Lounge/ Diner

18' 5" x 16' 2" MAX ( 5.61m x 4.93m MAX )  
Two double glazed windows to the front elevation and one to the side elevation, television point and radiator.

## Kitchen

Fitted kitchen featuring a range of wall and base mounted units incorporating a one and a half bowl stainless steel sink and drainer unit with work surfaces over and tiled splash back. Electric oven and hob with extractor fan over, integral fridge freezer, washing machine, microwave and dishwasher. Central heating boiler.

## Bedroom One

9' 6" x 12' 3" ( 2.90m x 3.73m )  
Two double glazed windows to rear elevation, built in wardrobes, radiator and television point.

## En Suite

En suite with part tiled walls featuring wash hand basin, extractor fan, wc, radiator and shower cubicle .

## Bedroom Two

11' 9" x 10' ( 3.58m x 3.05m )  
Double glazed large bayed window to rear elevation (ideal for seating), television point and radiator.

## Bathroom

Partly tiled bathroom suite with double shower cubicle, separate bath with mixer taps over, wash hand basin, wc and extractor fan.

## Outside

Communal grounds and within walking distance to Kenilworth High Street, Kenilworth Castle & Abbey Fields.





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](http://www.focalagent.com)

To view this property please contact Atkinson Stilgoe on

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**EPC Rating: B**

**view this property online [atkinsonstilgoe.co.uk/Property/KEN305008](http://atkinsonstilgoe.co.uk/Property/KEN305008)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Tenure: Leasehold

