





## Property Description

Fabulous opportunity to purchase this two double bed roomed apartment in a sought after location, in the desirable town of Kenilworth. This ground floor apartment is situated in a cul de sac and has allocated off road parking and visitor spaces. It is close to Kenilworth Old town and there are great road network links to Warwick University and Coventry City Centre.

The property offers a spacious living room, attractive kitchen and has the added advantage of en suite from the Master Bedroom and double second bedroom. It is a fabulous property offering great living space and viewing is highly recommended.

## Approach

Pleasant approach to the property through the cul de sac. Covered access to the entrance door of the property.

## Entrance Hall

Leads from the front entrance with doors to the lounge and bedrooms. The hallway has handy storage cupboards with shelving and a radiator.

## Lounge

19' 3" x 14' 9" max ( 5.87m x 4.50m max )  
Ample sized room perfect for lounge and dining areas, with two windows to the rear and radiator, with wooden flooring.

## Kitchen

9' 9" x 7' ( 2.97m x 2.13m )  
Fitted with a range of base and wall mounted units with dishwasher, washing machine and tall fridge freezer. Electric oven and five ring gas hob with extractor fan above. The boiler is housed in a cupboard here also.

## Master Bedroom

17' 1" max x 9' 10" max ( 5.21m max x 3.00m max )  
Door leading from the hallway into the master suite with double built in wardrobes, carpeted flooring, radiator and window to the rear.

## En Suite

White suite, part tiled, with WC, pedestal sink and shower enclosure.

## Bedroom Two

11' 5" max x 9' 3" max ( 3.48m max x 2.82m max )

Double bedroom with double fitted wardrobes and window overlooking the rear with radiator beneath.

## Bathroom

Pleasant white suite with WC, pedestal sink, heated towel holder and shower cubicle with window to the side.

## Outside

There are communal areas and an allocated parking space with further parking available for visitors.









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: C**

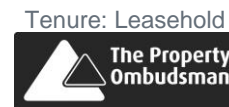
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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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