





Property Description

A unique, beautifully presented three-bedroom duplex apartment offering a rare opportunity to enjoy a lifestyle that seamlessly blends stylish living with a flavour of both town and country. Nestled on the edge of Kenilworth Common, just a short walk from Kenilworth's Old Town, this desirable location provides easy road links to Warwick University, Leamington Spa and Coventry City Centre.

This tastefully presented, well-proportioned home is designed for flexibility, making it perfect for those who work from home, families, or anyone who loves to entertain. The light-filled lounge/dining room, featuring Juliet balconies with peaceful views of Kenilworth Common, is ideal for both relaxation and social gatherings. The separate, well-appointed kitchen is both functional and visually appealing.

The property includes two generously sized double bedrooms, each with spacious ensuite bathrooms and a versatile single bedroom/study. The bright, airy mezzanine floor adds even more flexible living space, offering the perfect setting for a tranquil home office or an additional retreat.

Viewing is highly recommended.

Approach

Welcoming approach to the property through the Cul de sac with discrete access to the secure entrance through the rear of the building and stairs rising to the property entrance on the second floor.

Entrance Hall

An inviting hallway with entry phone system leading to all the rooms on the lower floor including a purpose-built drying cupboard, boiler cupboard and dog leg staircase off with under stair storage.

Cloakroom

Guest cloakroom comprising vanity unit WC, vanity floor cupboard with counter top wash basin and chrome towel radiator.

Lounge

18' 9" x 15' (5.71m x 4.57m)

This impressive lounge/dining room, bathed in natural light from its south-facing aspect, offers abundant space for both relaxation and entertaining. The striking mezzanine floor and balcony handrail add height and a sense of architectural elegance, enhancing the room's open feel. Two Juliet balconies overlook Kenilworth Common, seamlessly blending indoor and outdoor living. This versatile space perfectly balances stylish living with the tranquility of town and country life, offering privacy and a serene, calming atmosphere.

Kitchen

12' x 9' 3" (3.66m x 2.82m)

This well-proportioned kitchen combines contemporary design with practicality. The layout features a Juliet balcony offering far-reaching front views, enhancing the space with natural light. Equipped with a range of

sleek base and wall-mounted units, it provides ample storage and coordinated work surfaces. There are designated spaces for a washing machine, fridge freezer, and dishwasher, with a tiled area over the Siemens induction hob, matching double fan oven, and extractor fan, blending both style and functionality.

Bedroom One

12' 6" x 9' 8" (3.81m x 2.95m)

Stylishly presented well proportioned double bedroom with spacious fitted wardrobes, window to the front aspect and TV aerial connection. Aqualisa start stop/pre-warm system fitted for the ensuite shower. Door leading to Master Ensuite bath and shower room.

En Suite

A spacious part tiled ensuite bathroom with heated towel rail, recessed lighting and window to the front of the property. The white suite comprises a concealed flush W/C, his and hers inset wash hand basins with mixer taps and vanity storage units below. Whirlpool bath and separate shower cubicle fitted with Aqualisa Quartz Digital power shower. Extractor fan fitted.

Bedroom Three

9' 11" x 6' 11" (3.02m x 2.11m)

On the lower floor, the third bedroom is currently being used as an office which could be utilised as a single bedroom/ study/ nursery. Tastefully decorated with windows to the front aspect of the property.

Landing

Dog leg staircase with natural lighting via

feature glazed panel above, rising to the upper floor landing with balcony handrail leading to Bedroom Two and the Mezzanine.

Mezzanine

14' 11" x 11' 8" (4.55m x 3.56m)

This well-lit mezzanine on the upper floor offers versatile space, currently used as a home office but adaptable as an additional bedroom or home gym. The feature handrail overlooks the spacious lounge below, enhancing the airy, open feel. A Velux skylight and rear window fill the room with natural light, while views of Kenilworth Common provide a serene backdrop, making it both practical and inspiring for work or relaxation.

Bedroom Two

13' 7" x 10' 8" (4.14m x 3.25m)

Spacious double bedroom with built-in wardrobe benefits from two Velux skylight windows for natural light. Aqualisa start stop/pre-warm system fitted for en suite shower. Door leading to ensuite bath and shower room.

En Suite

A well-proportioned room consisting of a white suite with corner shower cubicle fitted with Aqualisa Quartz Digital power shower and glass door. There is a close coupled WC and pedestal sink. Extractor fan fitted.

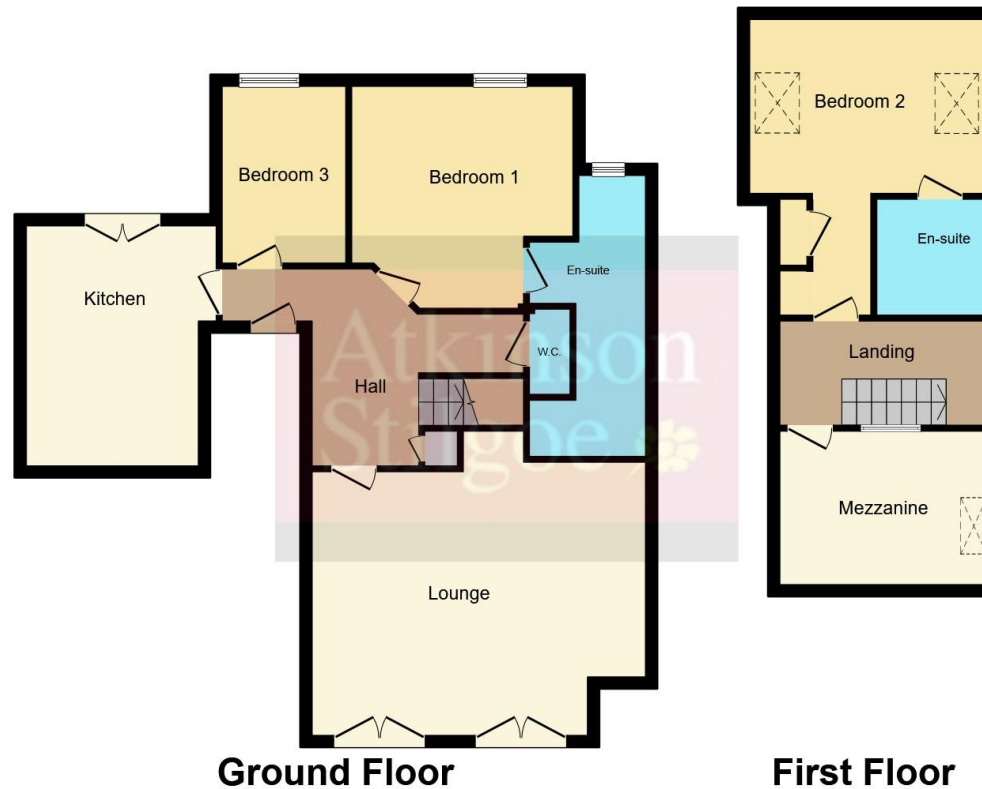
Outside

Heritage Court is situated within well curated pleasant communal areas surrounded by mature trees and shrubs overlooking Kenilworth common. There are two allocated parking spaces conveniently located directly









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 Atkinson Stilgoe on

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EPC Rating: C

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