







## Property Description

If you are looking for your first home or considering property investment then look no further than this charming two bedroom apartment in the heart of Kenilworth. Fitted to a modern standard throughout the property offers the perfect opportunity to get on the property ladder.

The entrance to this development is through a secure communal entrance hall. Upon entering the property you have a hallway with four storage cupboards, ideal for ensuring no clutter, which leads to living area overlooking the front of the development. The living room is light and spacious through with room for a dining and breakfast area, perfect for family time. There is a separately enclosed kitchen with appliances including a breakfast bar with sitting area. The main bedroom casts plenty of natural light and is spacious in size in addition to a good sized second bedroom, ideal for children or alternatively a guest room or office for those working from home which overlooks the rear aspect.

Downstairs, leading to a private communal garden, is a really useful secure storage unit which comes additional with the property. There is also free range allocated parking to the front for one car and space for guests and visitors in the street and adjoining roads.

Everything you need by way of convenience is right at your doorstep with local shops and pubs close by. A short walk to Abbey fields is close by and just a stone throw from Kenilworth Castle and town centre. A real must see.

## Kitchen

13' 4" x 8' 2" ( 4.06m x 2.49m )

Fitted kitchen with small breakfast bar and sitting area. The kitchen is situated to the rear aspect with double glazing fully renewed in 2021 and GCH

## Living Room

16' 2" x 10' 6" ( 4.93m x 3.20m )

Spacious open plan living room with dining area overlooking front aspect of development with double glazing fully renewed in 2021 and gas central heating

## Bedroom 1

12' 7" x 11' 8" ( 3.84m x 3.56m )

Double bedroom offering good natural light over looking front aspect of development with gas central heating and double glazing fully renewed in 2021

## Bedroom 2

13' 7" x 10' 6" ( 4.14m x 3.20m )

Additional double bedroom with single built-in wardrobe, perfect for guests or a study/ office with gas central heating and double glazing fully renewed in 2021.

## Bathroom

6' 2" x 5' 9" ( 1.88m x 1.75m )

White 3 piece bathroom to rear aspect with shower room, wash basin and wc with double glazing fully renewed in 2021 and GCH

## Communal Garden

Communal garden to rear of the development with shared washing line through secure hallway

## Storage Unit

Situated to the ground floor, a secure locked storage unit perfect for additional household storage





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)

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**T 01926 857 461**  
**E [kenilworth@atkinsonstilgoe.co.uk](mailto:kenilworth@atkinsonstilgoe.co.uk)**

29 Warwick Road  
 KENILWORTH CV8 1HN

EPC Rating: C Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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.

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