







## Property Description

This stylish and well-presented two-bedroom ground floor flat offers contemporary living with the warmth of modern wood effect flooring throughout. The spacious living room provides a comfortable area for relaxing or entertaining, while the separate kitchen comes fully fitted with appliances, including a dishwasher.

Both bedrooms are generously sized doubles, with the main bedroom featuring a large walk-in wardrobe offering excellent storage. The property further benefits from a sleek bathroom and ample natural light throughout. To the rear, a private decked garden offers a tranquil outdoor retreat, perfect for al fresco dining or morning coffee. Residents also have access to additional well-maintained communal gardens. A detached garage provides secure parking or extra storage, making this property ideal for those seeking both comfort and convenience in a desirable location.

Ideally situated in Kenilworth, known for its charming town centre, excellent schools and historic castle, the property offers easy access to local shops, cafes, parks and transport links - perfect for professionals, couples or people downsizing and seeking a balance of convenience and tranquillity.

## Living Room

10' 11" x 12' ( 3.33m x 3.66m )  
Overlooking front aspect with wood flooring, GCH and double glazing

## Kitchen

12' 3" x 7' 8" ( 3.73m x 2.34m )  
High quality fitted kitchen with tiles flooring and appliances including cooker/ Fridge and Freezer as well as dishwasher with back door leading to private decking area

## Bedroom 1

11' 1" x 11' 1" ( 3.38m x 3.38m )  
Overlooking front aspect with wood flooring and large separate walk in wardrobe with hanging space and storage

## Bedroom 2

10' 2" x 8' 8" ( 3.10m x 2.64m )  
Double room, perfect as a guest room, office or study with side access view, GCH and double glazing.

## Bathroom

7' 4" x 5' ( 2.24m x 1.52m )  
With shower cubicle, quality tiled walls, low level glow light under basin and heated towel rail.

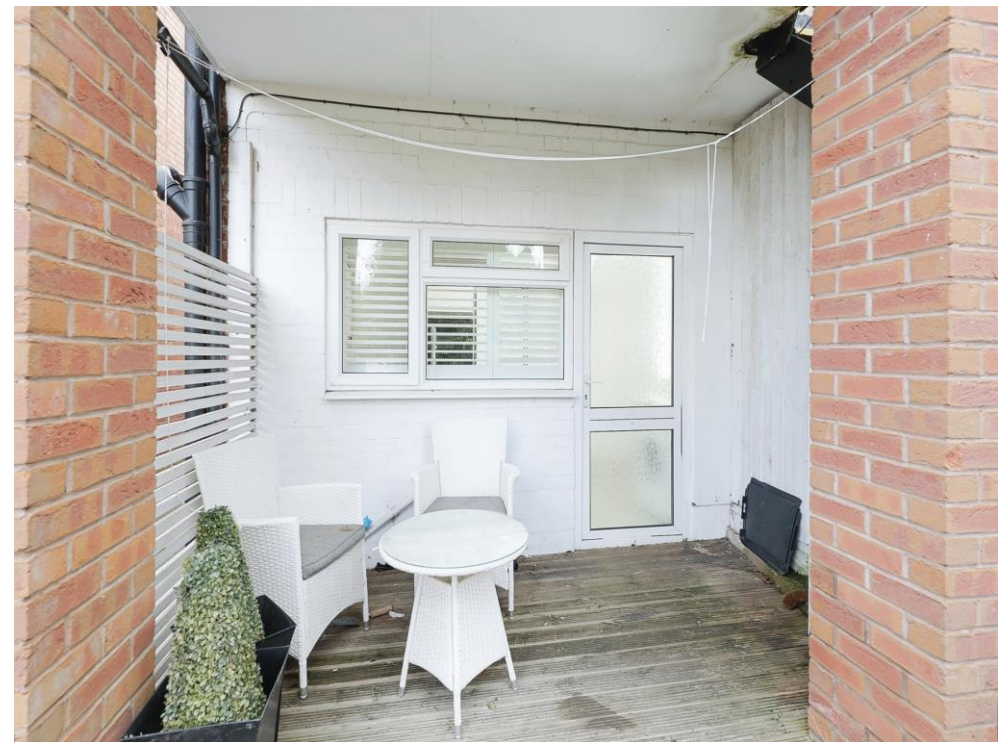
## Detached Garage

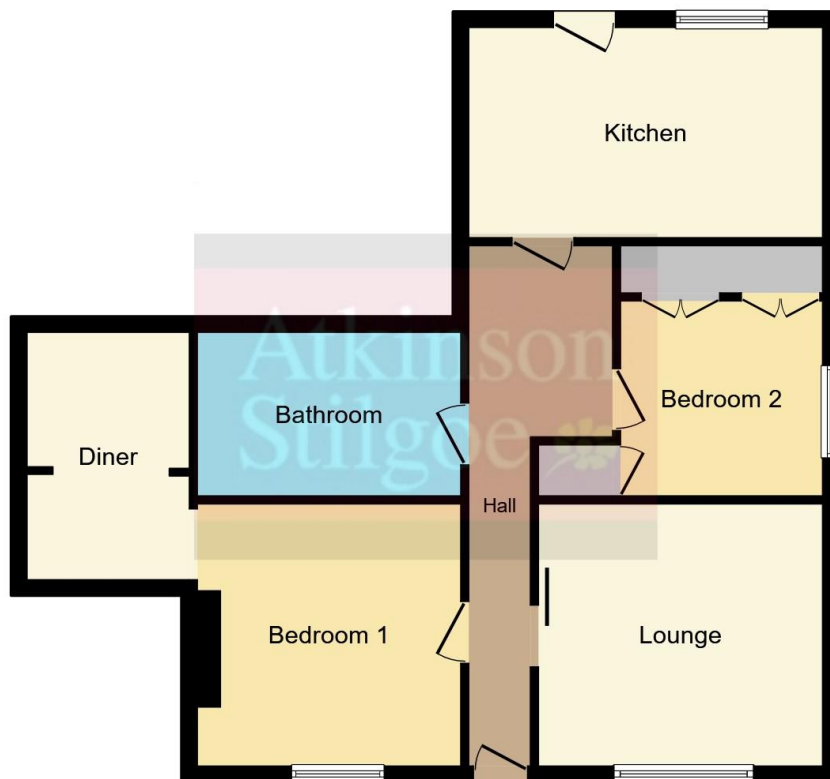
## Communal Garden

Use of an extensive communal garden area including table and chairs

## Private Decked Patio

To the rear of the property leading to back door with decking and room for a small table and chairs





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29 Warwick Road  
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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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