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**Kenilworth Court**  
**CV3 6JD**

# Kenilworth Court

## CV3 6JD

Welcome to this charming lower maisonette located in the desirable Kenilworth Court, Coventry. This spacious three-bedroom duplex apartment offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals alike.

As you enter the property, you are greeted by a generous reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed for practicality, offering ample space for culinary creations. The apartment features two double bedrooms and a single bedroom, providing flexibility for various living arrangements, whether you need a home office or guest room.

The bathroom is thoughtfully designed, ensuring functionality and comfort for all residents. With a monthly rental price of £1250.00, this property presents an excellent opportunity for those seeking a spacious home in a prime location.

One of the standout features of this maisonette is its proximity to local amenities. You will find yourself within walking distance of the train station, making commuting a breeze. The vibrant city centre is also just a short stroll away, offering a plethora of





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## Dimensions

### GROUND FLOOR

#### Entrance Hallway

4.67m x 1.85m

#### Kitchen

4.62m x 2.95m

#### Living Room

3.61m x 4.90m

#### W/C

1.42m x 0.86m

### FIRST FLOOR

#### Bedroom One

5.18m x 2.95m

#### Bedroom Two

3.63m x 2.90m

#### Bedroom Three

2.36m x 1.85m

#### Bathroom

1.93m x 1.85m



## Floor Plan



Total area: 891.00 sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

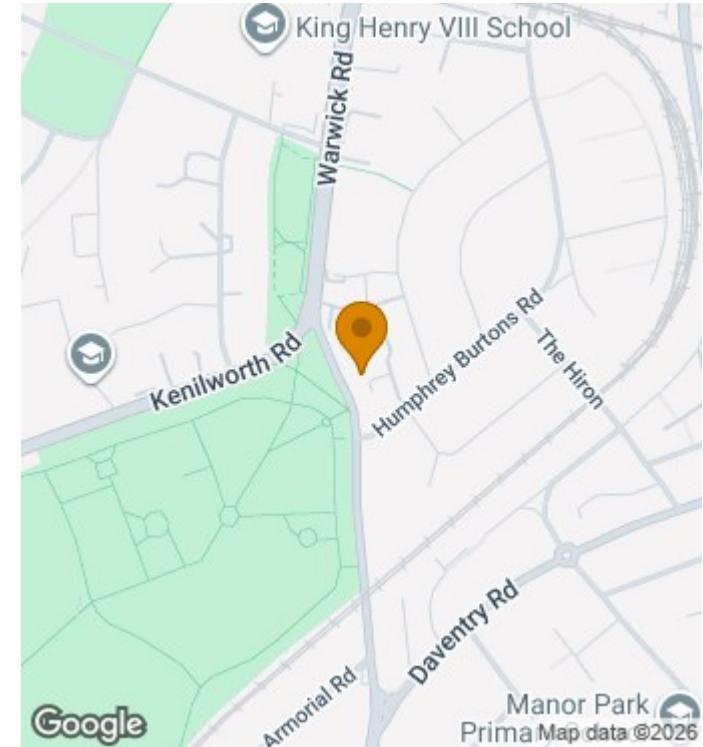
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## Location Map



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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