





### Property Description

Situated within the sought-after Castris development in Kenilworth, this beautifully presented top floor apartment offers spacious and contemporary accommodation, perfectly suited to first-time buyers, professionals, or those looking to downsize.

The highlight of the property is the impressive private terrace, providing far-reaching views and an ideal space for outdoor dining, entertaining, or simply enjoying the surroundings. The accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan living room and kitchen, creating a fantastic social space with plenty of natural light. There are two generous double bedrooms, both offering excellent proportions, alongside a well-appointed main bathroom featuring both bath and shower facilities.

Further benefits include an allocated parking space, front and rear access to the development for added convenience, and access to a delightful communal first-floor terrace for residents to enjoy.

Located within easy reach of Kenilworth town centre, local amenities, transport links and beautiful green spaces, this attractive apartment combines modern living with a highly desirable location.

### Communal Entrance

Secure door entry system with coded access including rear access with separate entry system. With stairs leading to third floor apartment via a 1st floor resident communal area, perfect for resident entertaining.

### Entrance Hall

Inviting entrance hall leading to main living area, bedrooms and main bathroom in addition to storage cupboards housing washing machine and tumble dryer with

additional storage space for household items

### Living Room

Spacious and light main living area, open to kitchen with double doors leading to private garden roof terrace with lovely views

### Kitchen

Open plan kitchen to living area with induction hob, integrated fridge and freezer, cupboard space and plenty of room for a dining/ breakfast area adjoining the living room

### Main Bedroom

Spacious main bedroom with double fitted wardrobe space

### Bedroom 2

Double 2nd bedroom ideal as an office/ working space and/or guest bedroom

### Bathroom

3 piece white suite bathroom with bath and shower facilities, wc and wash basin

### Garden Roof Terrace

A large garden roof terrace adjoining the main living area. The centre piece of this apartment. Fully decked with sitting areas and views of Kenilworth. The ideal entertainment spot for family and guests

### Allocated Parking

Dedicated parking space to the rear of

the development including rear door private access to building and ideal for a very short walk into Kenilworth town centre

### Buyer Aml Payments

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 65.4 m<sup>2</sup> (704 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Atkinson Stilgoe on

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29 Warwick Road  
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EPC Rating: C Council Tax  
Band: B

Service Charge:  
2940.78

Ground Rent:  
250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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