





## Property Description

A beautifully presented two-bedroom ground floor apartment located in the highly sought-after Mulberry Court development..

This well-proportioned home offers a bright and spacious living room, open plan to modern kitchen, two bathrooms including a private en-suite to the principal bedroom, and the added benefit of allocated parking along with additional guest parking.

Situated within a quiet, tucked-away setting, the property enjoys both privacy and convenience. Mulberry Court is just a short walk from Kenilworth town centre, offering easy access to shops, cafés, and local amenities. Abbey Fields, with its expansive recreational parkland and picturesque grounds, is also only moments away, perfect for outdoor leisure and scenic walks.

## Entrance Hall

Welcoming entrance hall, fully carpeted with double built in storage cupboard ideal for household belongings

## Living Room

Spacious living room with gas effect fire overlooking front aspect of development, open plan to kitchen with additional area for breakfast and dining

## Kitchen

Small kitchen area adjoining the living room with integrated appliances including dishwasher, fridge freezer and washing machine

## Main Bedroom

Large main bedroom with en suite in addition to built-in wardrobe space overlooking front

aspect of development

## Bedroom 2

Spacious 2nd bedroom often used as main bedroom overlooking rear aspect of the development

## En Suite

En suite to main bedroom with shower cubicle, wash basin and w/c

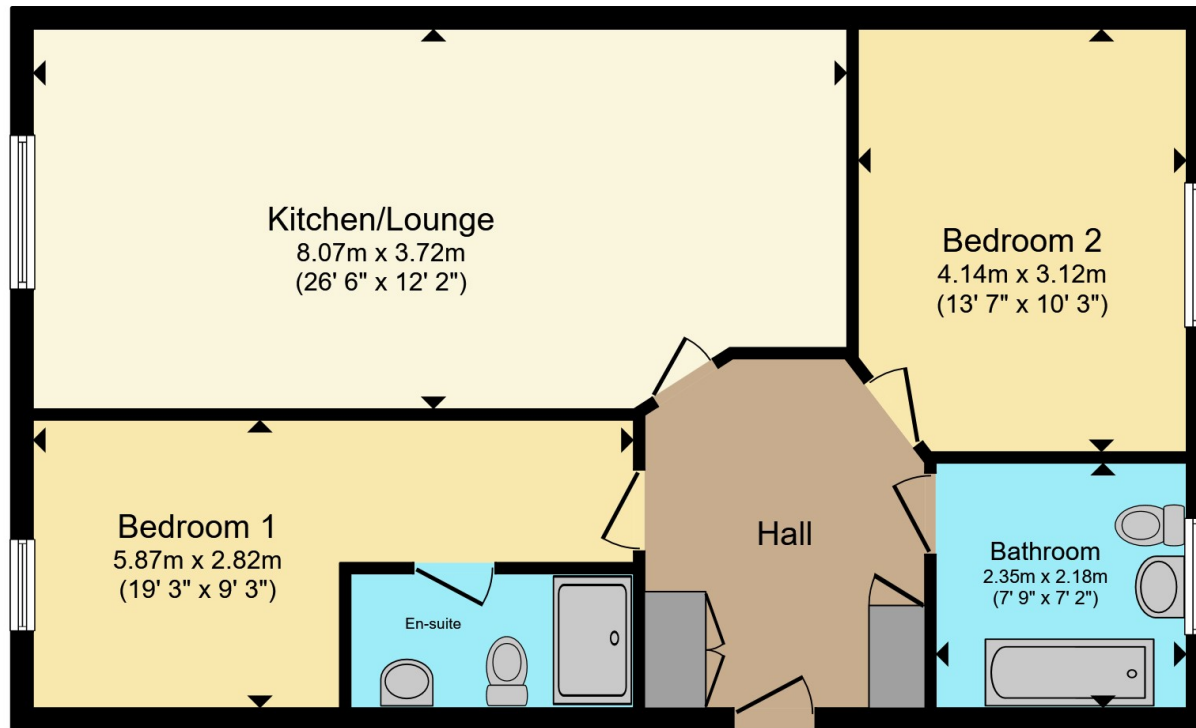
## Main Bathroom

3-piece white suite bathroom with bath and hand held shower facilities, including wc and wash basin

## Allocated Parking Space

Dedicated parking space in addition to offering guest parking.





Total floor area 74.8 m<sup>2</sup> (805 sq.ft.) approx

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To view this property please contact Atkinson Stilgoe on

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29 Warwick Road  
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EPC Rating:  
Awaited

Council Tax  
Band: C

Service Charge:  
2000.00

Ground Rent:  
150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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