



JULIE PHILPOT
RESIDENTIAL



68 Ebourne Close | Kenilworth | CV8 2QL

Stylish refurbished and remodelled one-bedroom apartment offering bright, well-designed living space with a modern fitted kitchen, separate bedroom, and contemporary shower room with utility area. Finished to a high standard throughout and benefiting from allocated parking. Available immediately, part furnished.

£850 pcm Part Furnished

- Fully Refurbished Apartment
- Newly Converted One Bedroom Layout
- Brand New Kitchen and Appliances
- Refitted Shower Room With Utility Area
- Allocated Parking Space



FULL DESCRIPTION

This newly converted one-bedroom apartment has been fully refurbished to a high standard, offering modern, low-maintenance living in a convenient location. The property features a bright living area, a brand-new fitted kitchen with appliances, and a stylish contemporary shower room, which also incorporates a compact utility space with washing machine. Originally a studio, the layout has been thoughtfully reconfigured to provide a separate bedroom area, making it ideal for professionals or couples.

Offered part furnished and ready to move into, the apartment also benefits from an allocated parking space. It is ideally located with easy access to Kenilworth Train Station and local amenities.

COMMUNAL ENTRANCE

With staircase leading to the first floor.

PERSONAL ENTRANCE TO NO 68

Hardwood door to:

LOUNGE/DINER

14' 7" x 8' 7" (4.44m x 2.62m)

A lovely bright room with quality wood effect flooring, wall mounted electric heater, TV point and ample power points. Furnishing include small table and two chairs, coffee table, display unit and three seater sofa.

FITTED KITCHEN

8' 6" x 4' 0" (2.59m x 1.22m)

The well-designed, modern kitchen is fitted with a range of high-quality grey cabinets, complemented by a matching worktop and contrasting handles. It features an integrated Bosch oven, extractor hood, and two-ring ceramic hob. Additional brand-new appliances include a tall fridge/freezer, microwave oven, and toaster. The space offers a combination of base units, wall cupboards, and open-end shelving for ample storage, all finished with quality flooring that matches the lounge area.

MODERN SHOWER ROOM/UTILITY

This cleverly designed shower room has been thoughtfully configured to maximise space, incorporating a practical utility area with a fitted automatic washing machine and additional space above for a further appliance. The room features a walk-in shower enclosure with electric shower, a vanity sink unit with cupboard below, and a concealed flush W/C with a feature mirror and shaver point above. Finished with chrome fittings, wall mounted heater, extractor fan, and quality wood-effect flooring.

BEDROOM

8' 2" x 6' 4" (2.49m x 1.93m)
Originally part of the studio layout, the converted bedroom now provides a defined and comfortable sleeping area. It features a built-in single wardrobe, bed base with overhead storage and quality wood-effect flooring.

OUTSIDE

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

SECURITY DEPOSIT AND TENANTS FEES

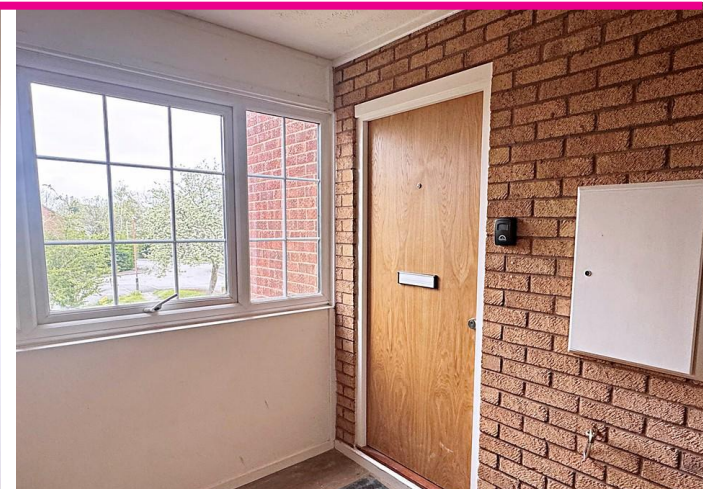
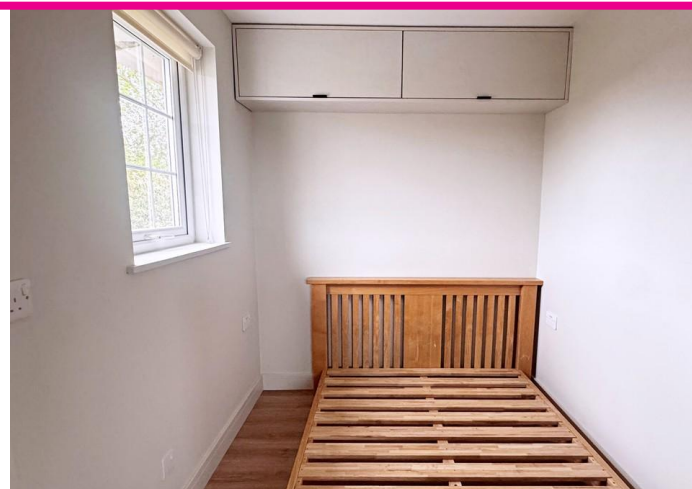
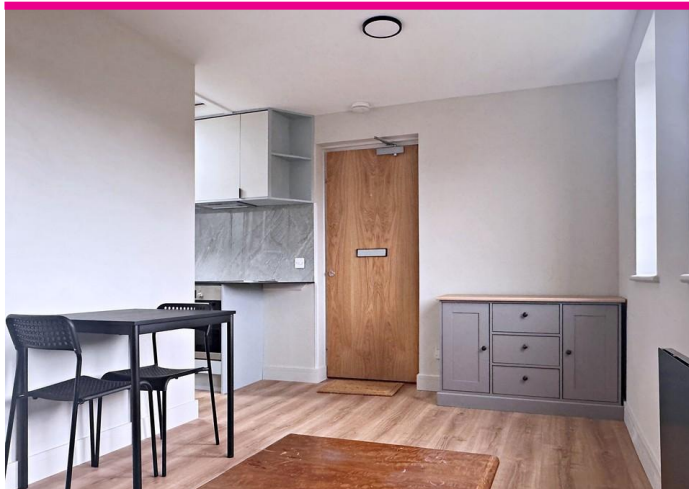
Holding Deposit

One week's rent equalling £196.15 (£850 pcm x 12 divided by 52)

Security Deposit

Five weeks rent equalling £980.76

Julie Philpot Ltd is a member of and covered by Propertymark Client Money Protection Scheme. Julie Philpot Ltd is also a member of a redress scheme provided by The Property Ombudsman www.tpos.co.uk. Copies of the TPO Code of Practice, our complaint handling procedures together with our full list of Tenant Fees are available in branch or via download www.juliephilpot.co.uk.



Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: lettings@juliephilpot.co.uk

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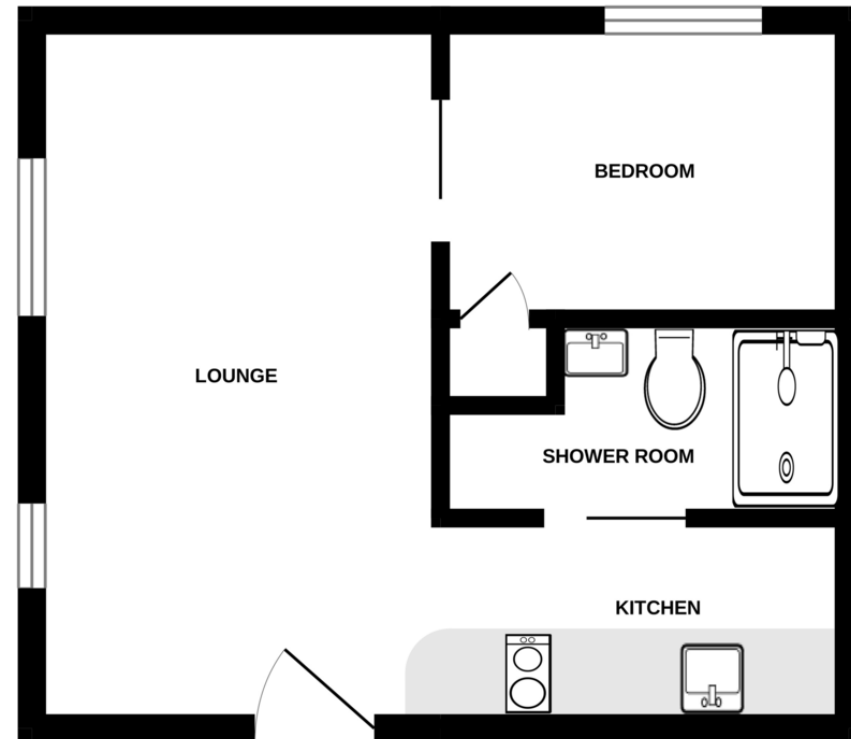
Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 252 sq.ft. (23.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

