





Property Description

Situated on the top floor in the heart of Kenilworth, this well-presented two-bedroom apartment offers bright and spacious accommodation in a quiet, convenient setting.

The apartment benefits from plenty of natural light, with numerous windows throughout and open, unobstructed views across the surrounding area. The changing outlook throughout the seasons gives the apartment a real sense of space.

The large private terrace provides a great outdoor area for dining, relaxing or entertaining. Despite its central location, the apartment is set back from the High Street and is notably quiet and private.

The accommodation includes a spacious open-plan living room and kitchen, two double bedrooms and a bathroom with both bath and shower facilities.

Further benefits include an allocated parking space, front and rear access to the development and use of a communal first-floor terrace.

Abbey Fields is a short walk away, while Waitrose and Sainsbury's are both within around five minutes on foot, along with cafés, restaurants, shops and other town-centre amenities. The property is also well placed for the University of Warwick, Coventry and the wider transport network.

Communal Entrance

Secure coded entry system with access from both the front and rear of the building. A separate rear entrance provides convenient direct access to the staircase leading up to the apartment. Stairs rise to the third-floor apartment via a first-floor residents' communal terrace, providing additional shared outdoor space.

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

A versatile second double bedroom with space for both a double bed and desk, suitable as a bedroom, guest room or home office.

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 m² (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



To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
KENILWORTH CV8 1HN

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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