

JULIE PHILPOT

RESIDENTIAL

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2 ALEXANDRA COURT, KENILWORTH, CV8 1SB

£900 PCM UNFURNISHED



2 ALEXANDRA COURT

KENILWORTH CV8 1SB

Ideally located close to Kenilworth town centre, this one bedroom ground floor apartment is offered unfurnished and will be available from early October 2026. The accommodation comprises an open-plan lounge/dining room, fitted kitchen with hob and oven, double bedroom with built-in wardrobe, and bathroom with shower. A particular benefit is the property's own small garden area, providing useful private outside space. The apartment also benefits from an allocated parking space and excellent access to local amenities and transport links, being immediately adjacent to Kenilworth Train Station, making it particularly convenient for commuters.

FULL DESCRIPTION

Alexandra Court is a small development in an ideal location. The train station is next door so makes train travel very convenient, the town centre with Waitrose, Sainsburys, Boots and many other shops including national chains and excellent independent stores are all within a short five minute walk. In addition are many superb owner led cafes and restaurants along with Abbey Fields, the Castle and old High Street all of these are also within a short walk

FRONT ENTRANCE DOOR TO:

LOUNGE/DINING ROOM

11' 1" min 13'5" max x 11' 6" (3.38m x 3.51m)
Having electric night storage heater, tv point and archway to:

KITCHEN

7' 8" x 6' 2" (2.34m x 1.88m)
Fitted with a range of cupboard and drawer units with matching wall cupboards and contrasting worktops. Four ring electric hob with extractor hood over and electric oven under, tall fridge/freezer and automatic washing machine included.



INNER HALLWAY

With door to:

DOUBLE BEDROOM

12' 3" max into wardrobe 11' 2" (3.73m x 3.4m)

With electric night storage heater and built in sliding door wardrobe.

STORAGE CUPBOARD

From the inner hallway, further door leads to the storage cupboard housing the recently installed hot water cylinder.

BATHROOM

7' 1" x 6' 0" (2.16m x 1.83m)

Having a white suite comprising low level w.c, pedestal wash hand basin with mirror over, panelled bath with side screen and electric shower over. Chrome heated towel rail.

OUTSIDE

There is a small courtyard style garden to the rear of the apartment with side access gate.

ALLOCATED PARKING SPACE

The property is approached via a communal courtyard with a driveway that leads to the allocated car parking space which is located in front of the apartment.

TENANTS FEES

Holding Deposit

One week's rent (example £900 pcm x 12 divided by 52 - £207.69)

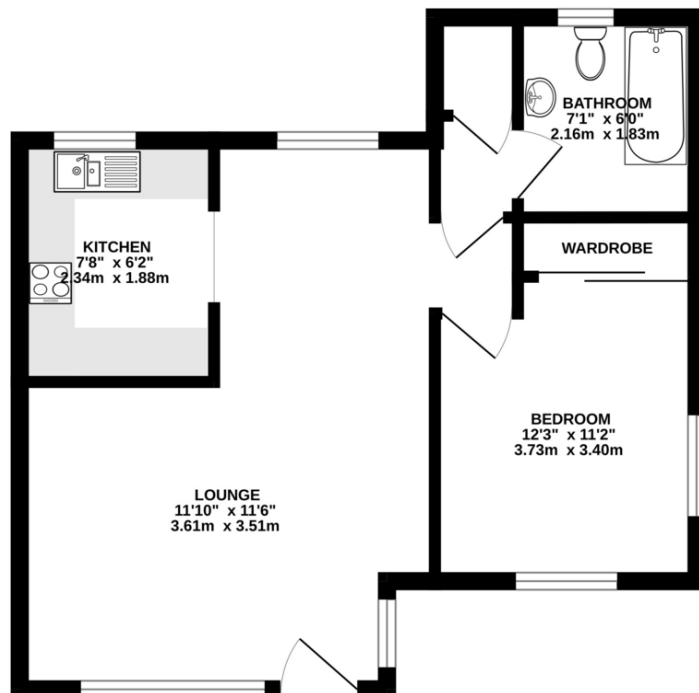
Security Deposit

Five weeks rent equalling £1,038.46.

A full list of our Landlord and Tenant Fees are available to download at www.juliephilpot.co.uk.



GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 391 sq.ft. (36.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenant Fees

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- One Bedroom Ground Floor Apartment
- Open-Plan Lounge/Dining Room
- Fitted Kitchen With Hob & Oven
- Double Bedroom With Built-In Wardrobe
- Electric Storage Heating
- Small Private Garden
- Allocated Parking Space
- Adjacent to Kenilworth Train Station



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