



## Springmount, Spring Lane

£800 PCM

- Ground Floor Apartment
- En Suite Shower Room
- Fitted Kitchen with Appliances
- Ideal for Access to Warwick University
- Communal Grounds
- One Double Bedroom
- EPC Rating E
- Allocated Parking Bay
- Council Tax Band - A
- Available 25th July 2026

# Springmount, Kenilworth, CV8 2HB

A FURNISHED ONE BEDROOM GROUND FLOOR APARTMENT. The accommodation comprises a sitting room, fitted kitchen, bedroom with en suite shower room. Close to Kenilworth town centre. Allocated parking bay. All electric. Available 25th July 2026 FURNISHED.



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1



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E - 39

Council Tax Band: A



## THE PROPERTY

A superb fully furnished and equipped ground floor self contained apartment with electrically operated green heating, PVCu double glazing, quality fitted kitchen with intergated appliances, fully fitted bathroom with shower, tiling and extraction, carpets, neutral decor. Entrance vestibule, living room with furnishings, galley kitchen with full range of appliances and breakfast bar, double furnished bedroom, luxury en-suite bathroom, car parking, communal gardens. Available 25th July 2026 FURNISHED.

## ENTRANCE

Blue brick steps with canopy porch to entrance vestibule, fitted matting, letter and delivery box, hardwood panelled door leading into

## SITTING ROOM

3.66 x 3.05 (12'0" x 10'0")

With fitted carpeting, wooden slat blind to PVCu double glazed french windows, curtain pole with full length curtains, two seater leather sofa, two matching glazed and wrought iron tables, four branch spot light fitting, coving, smoke alarm, electric aluminium radiator, door to built-in linen cupboard with factory insulated lagged copper cylinder with fitted immersion heater on 24 hour time control clock and useful slatted shelving for storage

## KITCHEN

2.06 x 1.78 (6'9" x 5'10")

kitchen with cream base and wall cupboards, rounded edge work surfaces, inset single bowl single drainer sink unit with mixer tap, four ring brushed steel electric hob with combination microwave oven above, fitted refrigerator, fitted automatic washing machine/dryer, ceramic tiled splash backs, high level shelf unit, spot light fitting, coving, door to

## DOUBLE BEDROOM

3.66 x 2.36 (12'0" x 7'9")

With fitted carpeting, wooden slat blinds to PVCu double glazed window, fitted curtains on curtain poles, glazed and chrome shelf unit, double divan bed with matching mattress, cover, throw and cushions, four drawer white chest unit with double door wardrobe cupboard, chrome clothes bin, mirror, three branch spot light fitting, coving, electric radiator, door to

## EN SUITE SHOWER

1.98 x 1.75 (6'6" x 5'9")

With PVCu double glazed window with venetian blind, quality fitted white suite with panelled bath, mixer tap

and pop up waste, Mira electric shower over with glazed shower screen, corner soap dish, pedestal wash hand basin with mono block mixer tap, low level w.c., ceramic tiled floor, ceramic tiled walls, extractor fan, double door mirror medicine cabinet, shaver point, chrome electric towel rail/radiator

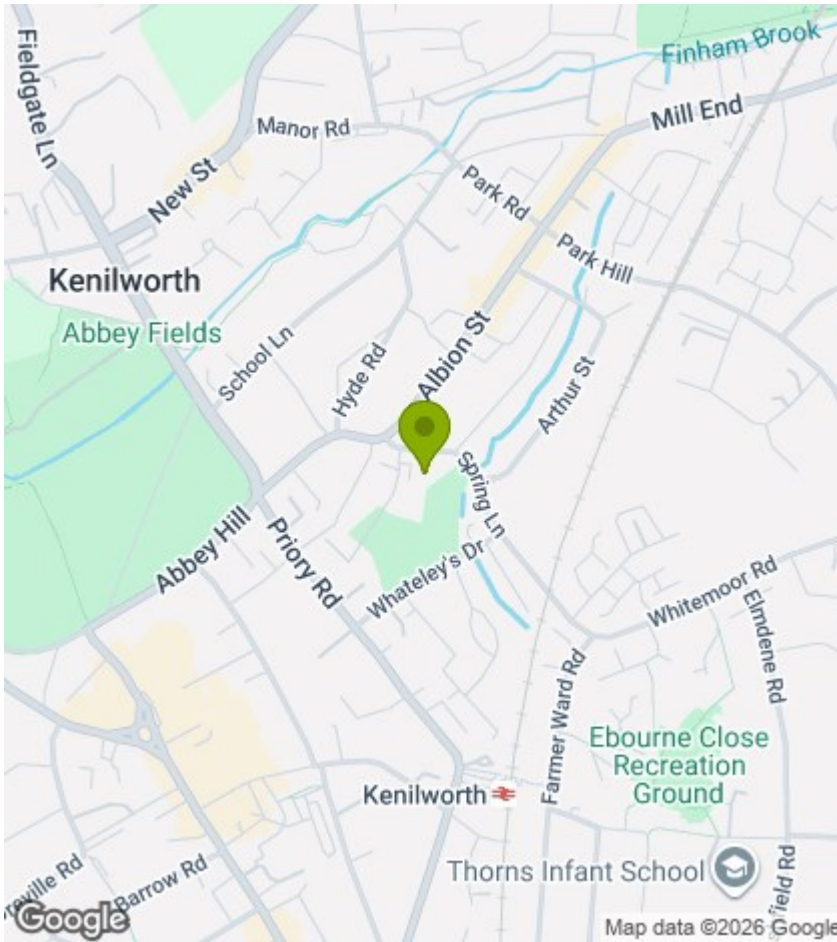
## OUTSIDE

To the side of the property is a vehicular access to a private courtyard designated parking area with allocated space No 27 to the subject apartment together with a communal lawned garden area with rotary clothes line

## ALLOCATED PARKING BAY

## COMMUNAL GARDEN

With rotary dryer.



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			67
(39-54) <b>E</b>	39		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor

Approx. 28.7 sq. metres



Total area: approx. 28.7 sq. metres