

**JULIE PHILPOT**

RESIDENTIAL

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**92 ALBION STREET, KENILWORTH, CV8 2LX**

£1,000 PCM PART FURNISHED



**92 ALBION STREET, KENILWORTH, CV8  
2LX**

A spacious two-bedroom top-floor apartment situated within easy reach of Kenilworth Town Centre, local amenities and the attractive open spaces of Abbey Fields. This well-presented apartment offers generous accommodation comprising a large lounge/dining room, a well-fitted kitchen, two double bedrooms, a modern bathroom, and a useful utility/cloaks room. The property further benefits from gas central heating and double glazing throughout. Offered unfurnished and available for immediate occupation. Early viewing is strongly recommended.

**COMMUNAL ENTRANCE**

With security intercom system and staircase leading to the top floor.

Personal entrance door to:

**SPACIOUS LIVING/DINING ROOM**

5.59 x 4.17 (18'4" x 13'8")

A bright and sunny room with double glazed window to front, security entry phone system, wood laminate floor covering, two radiators and replacement oak doors leading to:

**WELL FITTED KITCHEN**

3.25 x 2.64 (10'8" x 8'8")

Fitted with a range of modern white kitchen units with contrasting formed work surfaces over comprising base, drawer and wall mounted cupboards. Inset one and a half sink unit, integrated dishwasher and inset four ring gas hob with extractor hood over. Matching tall larder unit with built-in combination microwave and electric oven and grill beneath. Complementary splashback tiling, recess with space suitable for tall fridge/freezer, pantry cupboard, double glazed window to front, radiator and tiled flooring.



### INNER HALLWAY

With replacement oak doors leading off to all rooms, central heating programmer, storage cupboard and further door to:

### UTILITY/CLOAKS CUPBOARD

2.59 x 0.81 (8'6" x 2'8")

Having coat hooks, space and plumbing for automatic washing machine, power, light and housing the 'Ideal' gas fired combination boiler.

### DOUBLE BEDROOM ONE

3.96 x 3.25 (13'0" x 10'8")

Having double glazed window and radiator.

### DOUBLE BEDROOM TWO

3.58 x 2.87 (11'9" x 9'5")

Having radiator and dual aspect double glazed windows.

### BATHROOM

2.08 x 1.65 (6'10" x 5'5")

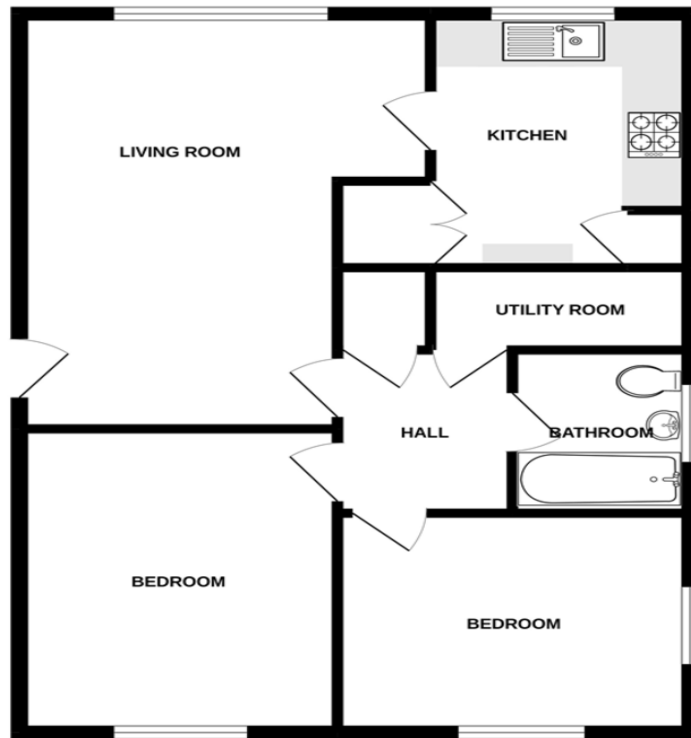
Having a white suite comprising low level w.c., pedestal wash hand basin and panelled bath with glazed shower screen and shower over. Radiator, part tiled walls and double glazed window to rear.

### COMMUNAL GROUNDS

There are well kept communal grounds, communal bin stores, drying area and individual outside storage sheds.



GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.  
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- Top Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen
- Available Immediately
- Gas Central Heating, Double Glazing
- Popular and Convenient Location
- EPC Rating C

#### Tenant Fees

Holding Deposit	One week's rent (example £1,000 pcm x 12 divided by 52) £230.76
Security Deposit	Five weeks rent where annual rent is less than £50,000, six weeks rent if above £1,153.84

A full list of our Landlord and Tenant Fees is available to download at  
[www.juliephilpot.co.uk](http://www.juliephilpot.co.uk)

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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 and 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.

