BOOTHROYD
& Company









Abbey Hill, Kenilworth

£1,350 Per Calendar Month

- Ground Floor Apartment In Town Centre Conversion
- Attractive Well Proportioned Lounge
- Two Bedrooms
- Gas Central Heating With Recently Installed Boiler
- Available part furnished from 15th January 2027.
- Fabulous Views Of The Abbey Fields
- EPC Rating D - 62
- Four Piece Bathroom With Roll Topped Bath
- Fitted Kitchen With Appliances included
- Warwick District Council Tax Band C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
lettings@boothroyd.co.uk
www.boothroyd.co.uk

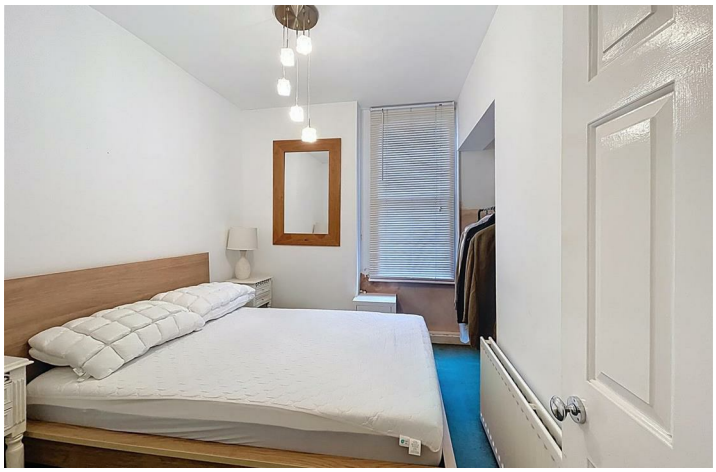
Abbey Hill, Kenilworth, CV8 1LU

An attractive ground floor apartment within a period conversion overlooking Abbey Fields in the heart of Kenilworth.
Generously proportioned, the property offers a spacious lounge with sash windows and park views, two well-sized bedrooms, and a four-piece bathroom featuring a roll-top bath and separate shower. The kitchen is fitted with framed units, wood block worktops and a Belfast sink, with appliances including a dishwasher, fridge freezer, oven and washing machine
Available part furnished from 15th January 2027.

2 1 1 D - 62 Council Tax Band: C







The Property

Situated in a prime position on the ever-popular Abbey Hill, this attractive ground floor apartment forms part of an elegant period conversion overlooking the beautiful Abbey Fields in the heart of Kenilworth.

Generously proportioned throughout, the property blends character charm with practical modern living. A welcoming entrance hallway leads to a particularly spacious lounge, where large sash windows frame delightful views across the park, creating a bright and airy principal reception space.

There are two well-proportioned bedrooms, ideal for a professional couple, small family or those seeking a stylish home office. The impressive four-piece bathroom suite adds further character, featuring a roll-top bath, separate shower cubicle, wash basin and WC.

The kitchen is fitted with attractive framed units complemented by wood block work surfaces and a classic Belfast sink. Integrated appliances include a dishwasher, fridge freezer, oven and washing machine, offering convenience alongside period styling.

Further benefits include gas central heating with a recently installed boiler, ensuring comfort and efficiency year-round.

Perfectly positioned just a short stroll from Kenilworth town centre, its independent shops, cafés and transport links, this charming apartment offers the rare opportunity to live overlooking Abbey Fields in one of the town's most desirable settings.

Available part furnished from 15th January 2027.

Hallway

With radiator, storage cupboards and all doors off to:

Lounge

Two sash windows with venetian blinds to the fore and looking into The Abbey Fields. Two radiators and a door communicating into the kitchen. Furniture includes the sofa, armchair, two lamps, desk and chairs.

Kitchen

Fitted with framed units to wall and base. The base units have wood block worksurfaces and a Belfast sink with mixer taps. Washing machine, dishwasher, stove fridge freezer. Wood stripped floor and a breakfast table with 6 chairs and a bin. Sash window with Venetian blinds to the fore.

Bedroom One

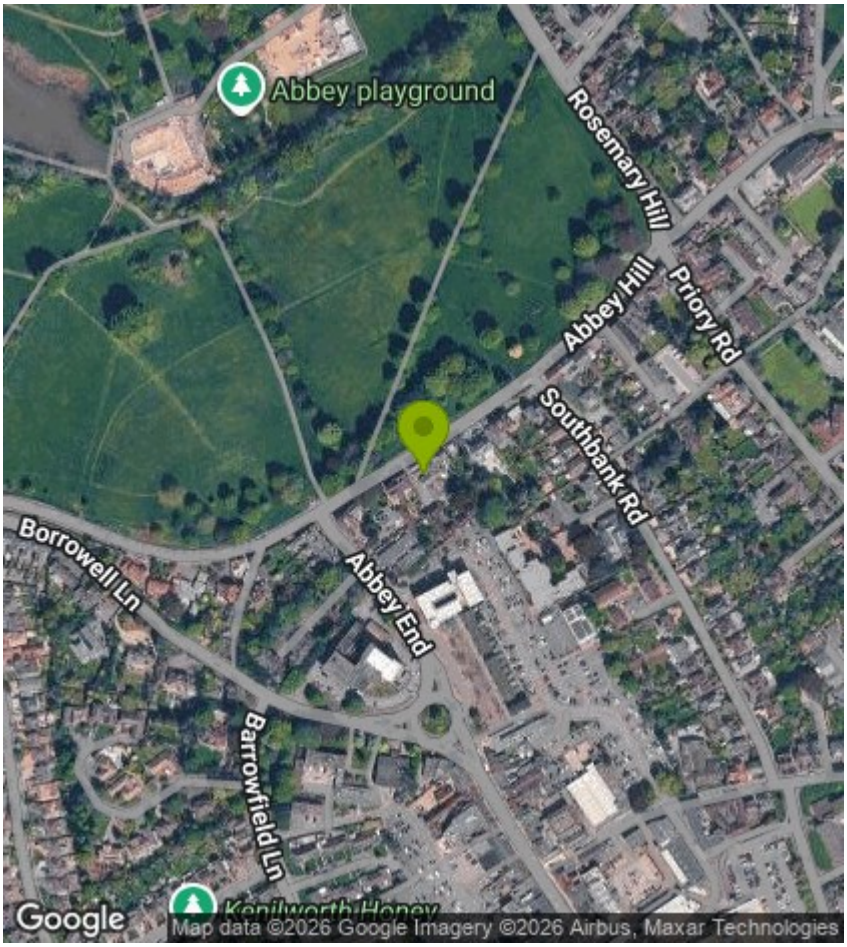
Window to the rear with Venetian blinds and a radiator beneath. Built in cupboard.

Bedroom Two

Sash window with venetian blinds to the fore. Radiator and a double bed with mattress and bedside cabinets with lamps.

Bathroom

With a roll topped bath with claw feet, pedestal wash hand basin, close coupled wc and separate shower cubicle with an electric shower. Heated towel rail and Georgian pane window.

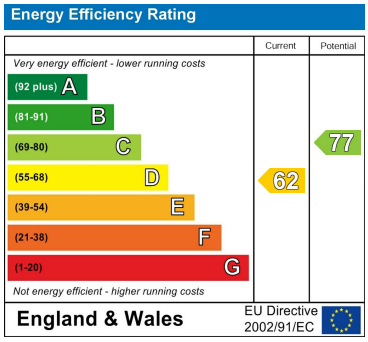


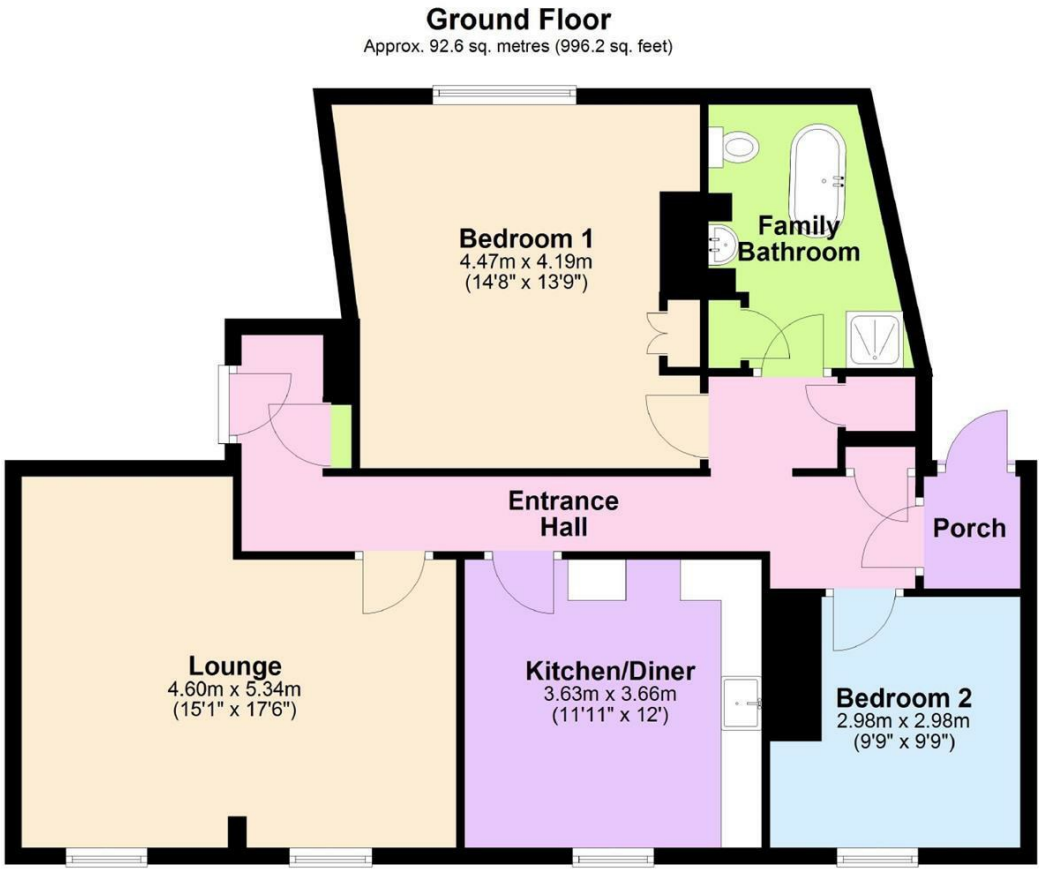
Viewings

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

EPC Rating:

D





Total area: approx. 92.6 sq. metres (996.2 sq. feet)

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