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Property Experts



Abbey Hill
CV8 1LU

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Welcome to this exquisite Grade II Listed apartment located in the heart of Kenilworth Town Centre on Abbey Hill. This stunning property boasts a total of 4 bedrooms and 4 bathrooms, offering ample space for comfortable living. As you enter through the charming Georgian front door, you are greeted by the characterful quarry tiled flooring that sets the tone for the rest of this beautifully refurbished apartment. The interior is elegantly designed, with attention to detail evident in every corner, providing a perfect blend of historic charm and modern convenience.

The main apartment features three bedrooms and three shower rooms, ensuring privacy and convenience for all residents. The attractive lounge is a highlight of the property, with a bay window that offers picturesque views overlooking Abbeyfields, creating a serene and peaceful atmosphere.

In addition to the main apartment, there is a separate one-bedroom annex, perfect for guests or as a private retreat. The property comes with three parking spaces, making it convenient for visitors or for those with multiple vehicles.

One of the features of this property is the private south-facing garden, providing a tranquil outdoor space to relax and unwind. Whether you enjoy gardening or simply soaking up the sun, this garden offers a perfect retreat right at your doorstep which is very unusual for an apartment to outdoor space. With parking for 3 vehicles, this apartment offers both historical charm and modern convenience in a prime location. Don't miss the opportunity to live in a piece of Kenilworth's history while enjoying all the comforts of contemporary living.

AVAILABLE 1ST SEPTEMBER ONWARDS | EPC RATING: E |
COUNCIL TAX BAND: D

selling quality
property since 1995








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Dimensions

Entrance Hallway

Kitchen

3.76m x 3.89m

Lounge

3.68m x 3.94m

Master Bedroom

4.29m x 3.71m

Ensuite

1.65m x 1.63m

Second Bedroom

3.81m x 2.59m

Ensuite

2.46m x 1.55m

Third Bedroom

5.00m x 2.64m

Separate Annex

Annex Living Room

3.73m x 3.81m

Annex Bedroom

3.78m x 3.73m

Annex Shower Room

1.07m x 1.80m

Garden Fenced Area to Rear



Total area: 1294.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

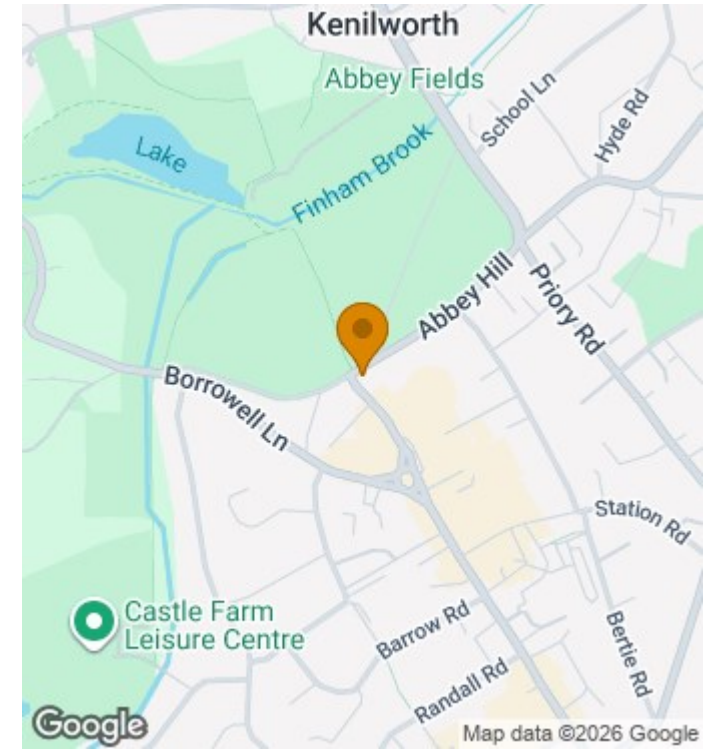
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

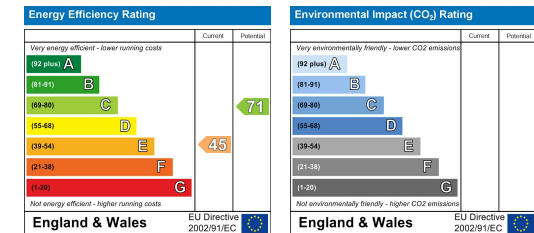
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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