



## 16 Castris, 34-40 Warwick Road, KENILWORTH, Warwickshire, CV8 1HE

Auction Guide £112,500

- Modern 1-bed flat in Kenilworth
- Modern bathroom for relaxation
- Spacious open-plan living area
- Easy access to public transport
- Sleek kitchen with top appliances
- Private parking space included
- Cozy bedroom with ample storage
- Bright, sunlit rooms throughout
- Close to shops and restaurants
- Well-maintained, welcoming building

## Directions

## Viewings

Viewings by arrangement only.  
Call 02477360158 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	