



Woodland Road, Kenilworth

£900 Per Month

- First Floor One Bedroom Apartment
- Ideally Located For Warwick University
- Gas Central Heating with Combination Boiler
- Fitted Kitchen with Appliances
- Communal Courtyard Garden
- Newly Decorated Throughout
- EPC Rating d - 64
- Double Glazed Windows
- Available Now Unfurnished
- Warwick District Council Tax Band B

Woodland Road, Kenilworth, CV8 2FL

A well-presented one bedroom first floor purpose-built apartment situated within Woodland Court on Woodland Road, ideally located for Warwick University and Warwick Business Park. Newly decorated throughout, the apartment has a bright and airy feel and comprises a lounge, fitted kitchen with appliances, double bedroom with built-in wardrobes and a white bathroom suite with electric shower.

Further benefits include a secure communal entrance, gas central heating, double glazing and a communal courtyard.

Available Now – Unfurnished.



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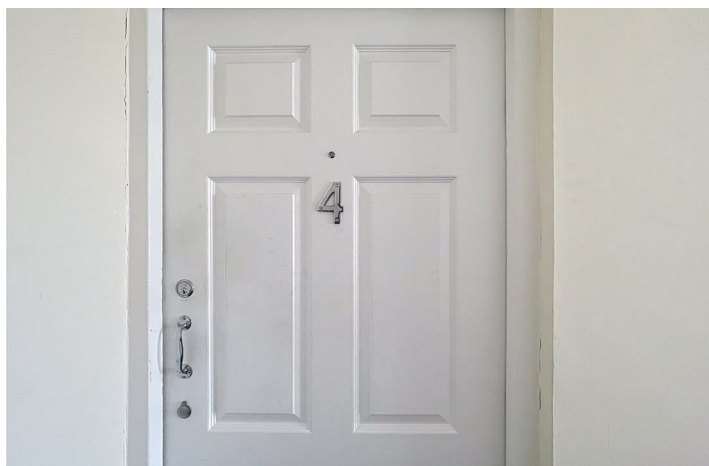
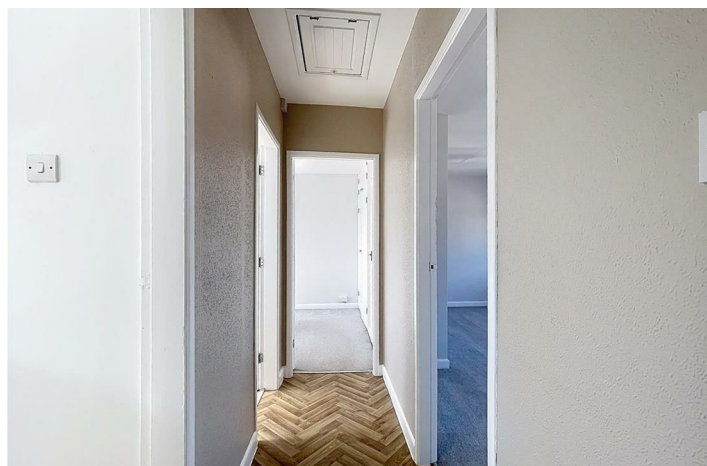


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D - 64

Council Tax Band: B



Communal Entrance Hallway

There is a locked entrance door into the communal hallway servicing the four apartments.

Hallway

With laminate flooring, access to loft and doors off to:

Lounge

Dual windows to the fore and a double radiator.

Kitchen

The kitchen is fitted with a range of high gloss white units to both wall and base. The base units have a roll topped worksurface over with an inset composite sink set beneath the window to the rear. Appliances include a freestanding electric oven, washing machine and upright fridge freezer. Tiling to splashback and a combination boiler.

Bedroom

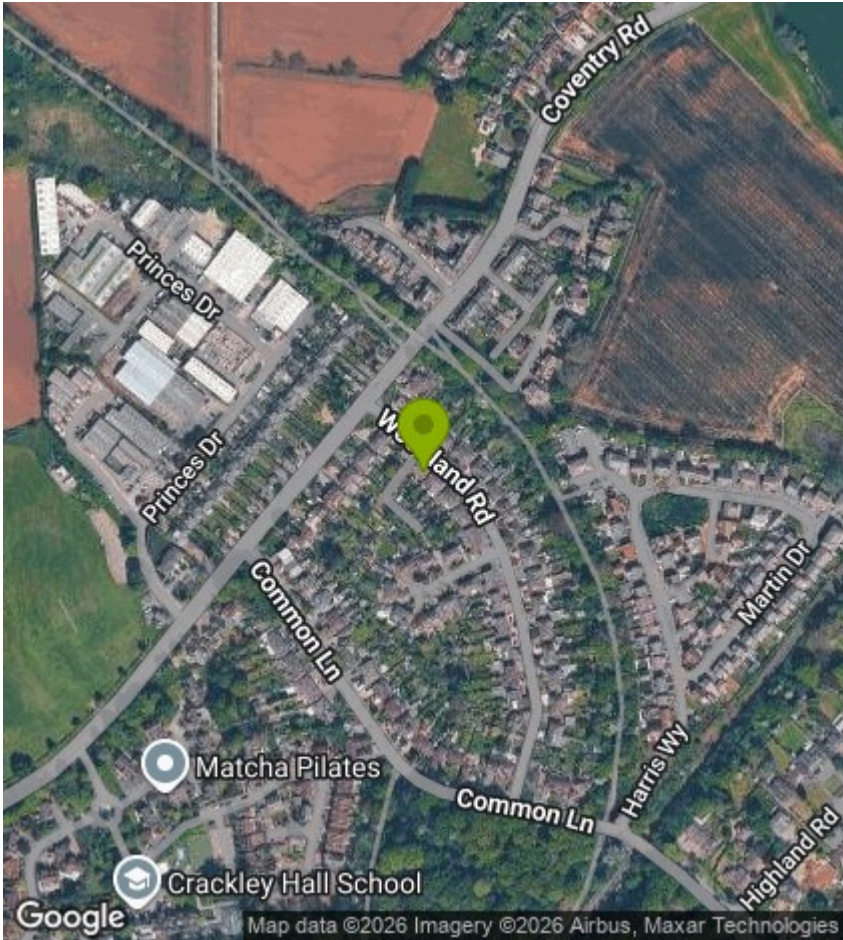
With a window to the rear and a radiator beneath. Fitted wardrobes with top boxes and a further cupboard.

Bathroom

Fitting with a white suite that comprises a panelled bath with electric shower over, close couple WC and a vanity wash and basin. Panelling to splashbacks, radiator, medicine cabinets and a frosted window.

Communal Rear Garden

There is pedestrian access to a communal courtyard to the rear.



EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC