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Kenilworth Court  
CV3 6JA

# Kenilworth Court

## CV3 6JA

\* WELL APPOINTED 2 DOUBLE BEDROOM 8TH FLOOR FLAT \* BALCONY OVERLOOKING THE WAR MEMORIAL PARK \* WITHIN WALKING DISTANCE OF COVENTRY TRAIN STATION & THE CITY CENTRE \* CENTRALLY HEATED & DOUBLE GLAZED \* COMPREHENSIVELY FITTED KITCHEN & REFURBISHED BATHROOM \* VIEWING IMPERITIVE TO AVOID DISSAPPOINTMENT

Welcome to Kenilworth Court in the charming area of Styvechale, Coventry! This superbly appointed 8th-floor flat is a gem waiting to be discovered.

As you step into this property, you are greeted by a spacious lounge that opens up to a balcony overlooking the picturesque War Memorial Park. Imagine enjoying your morning coffee with such a serene view right at your doorstep.

The comprehensively fitted kitchen is a delight for those who love to cook and entertain with hob, oven, fridge, freezer and a washing machine.

This flat boasts two double bedrooms.

*Custom text box*



selling quality  
property since 1995





*Custom text box*





## Dimensions

### EIGHTH FLOOR

#### Entrance Hallway

1.24m x 4.50m

#### Bathroom

1.50m x 2.49m

#### Bedroom

3.71m x 4.72m

#### Bedroom

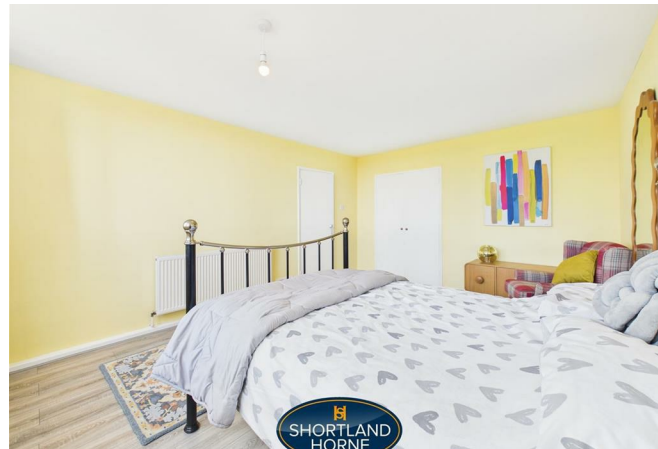
2.84m x 3.12m

#### Living Room

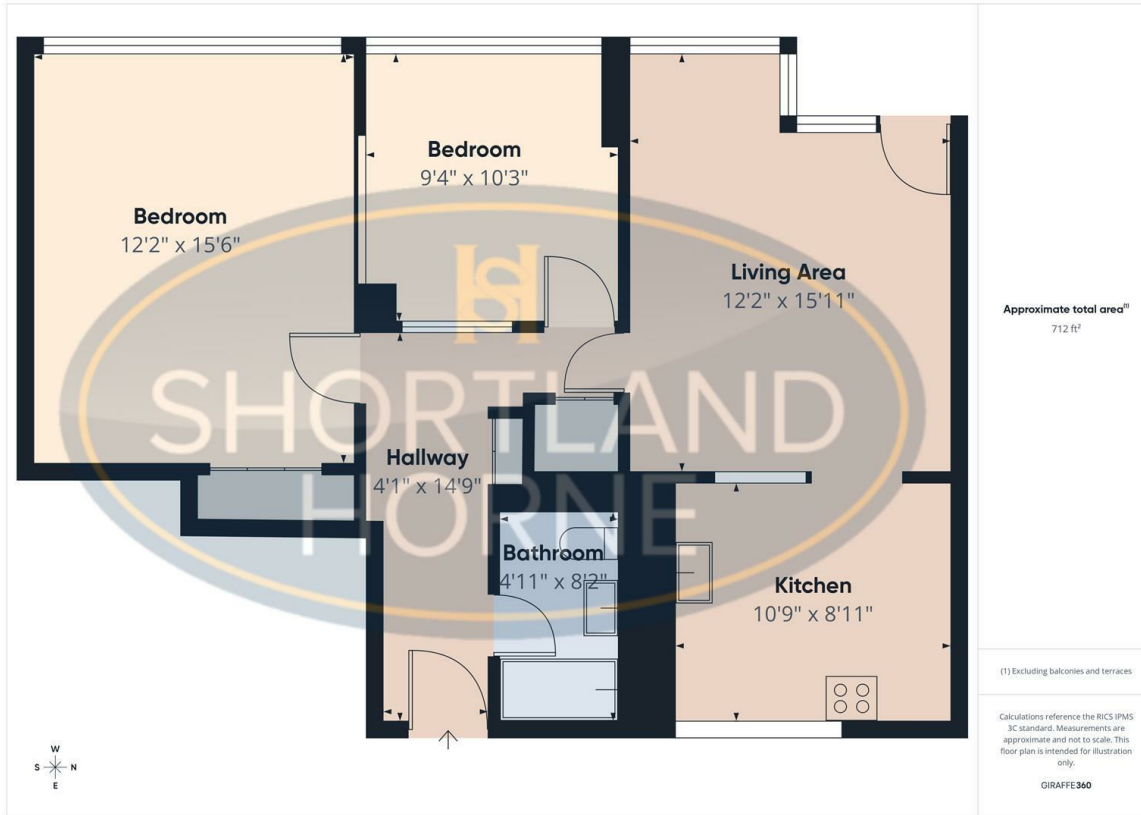
3.71m x 4.85m

#### Kitchen

3.28m x 2.72m



# Floor Plan



Total area: 712.00 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 Home.

**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 Home 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

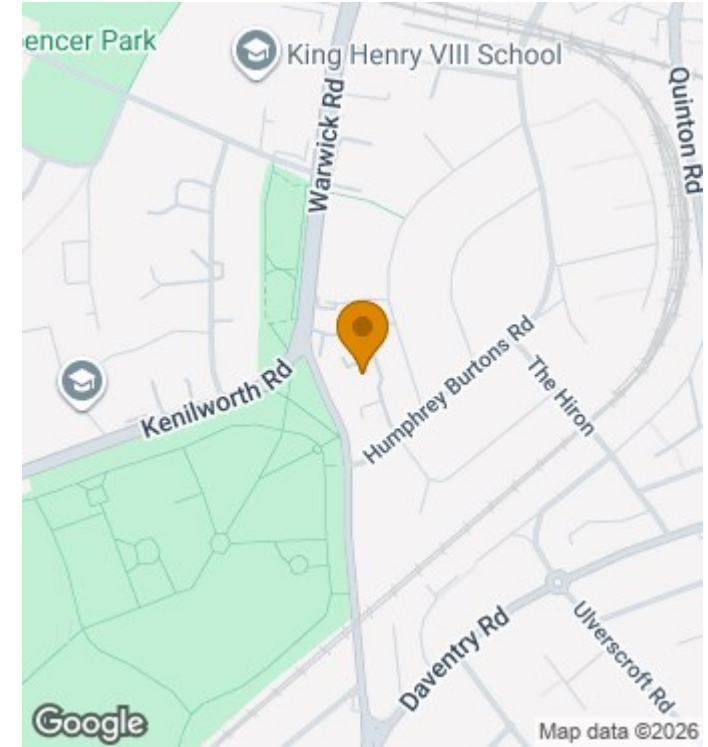
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

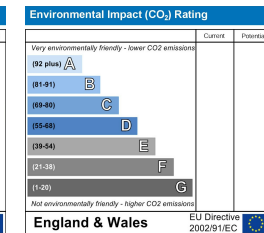
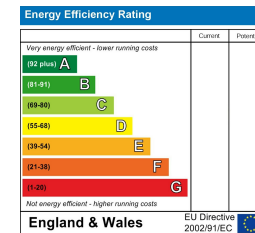
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, to notify you that we will receive a referral fee. The fee for these services will vary depending on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

Shortland Home'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 Home 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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📞 02476 222 123

✉️ [lettings@shortland-horne.co.uk](mailto:lettings@shortland-horne.co.uk) 📧 @ShortlandHorne

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