



ESTATE AGENT
IN KENILWORTH

JULIE PHILPOT
RESIDENTIAL

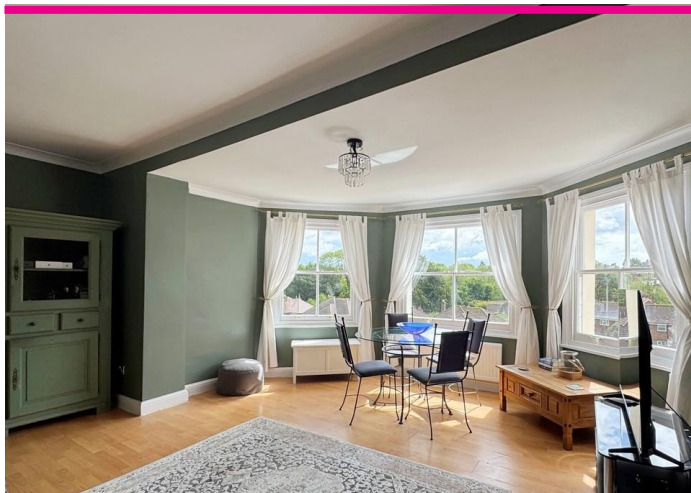


11 Kenilworth Hall | Bridge Street | Kenilworth | CV8 1BQ

£225,000

A super second floor period apartment having been improved and modernised by the present sellers. This spacious apartment is nicely positioned within this converted Grade II listed building enjoying superb views towards Abbey Hill and Abbey Fields. The property is also within an easy stroll of the Old High Street where you will find a vibrant selection of restaurants and bars. There is a stylish lounge with original triple aspect sash bay windows, a large double bedroom with wardrobes and modern recently re-fitted bathroom and kitchen. Set within the original listed building access to all floors is via a grand staircase or lift, there are still many period features and high ceilings. Outside is an allocated car parking space.

- Viewing Essential
- No Chain Involved
- One Double Bedroom
- Many Period Features Plus Modern Kitchen & Bathroom



Property Description

COMMUNAL ENTRANCE DOOR

To entrance hall with security entryphone, lift and staircase to all floors.

PERSONAL ENTRANCE DOOR TO NUMBER 11

ENTRANCE HALL

With laminate flooring, security entry phone and radiator.

LOUNGE/DINER

19' 0" x 16' 4" (5.79m x 4.98m)

Having large bay window with wonderful triple aspect towards Abbey Fields. Laminate flooring, two radiators and three wall light points.

KITCHEN

7' 3" x 8' 2" (2.21m x 2.49m)

A modern re-fitted kitchen with a range of cupboard and drawer units and matching wall cupboards. Fitted worktops to three sides, integrated four ring electric hob with oven under and extractor hood over. Space and plumbing for a washing machine, wall mounted Baxi gas boiler fitted.

DOUBLE BEDROOM

7' 9" x 15' 0" (2.36m x 4.57m)

With built in wardrobes and radiator.

BATHROOM

Having been recently re-fitted with white suite comprising panelled bath having mixer tap and glazed shower screen. Circular vanity wash basin with storage under. W.C, complementary tiling and heated towel rail and extractor fan.

OUTSIDE

There is an attractive communal garden area to the front and side along with bin store.

PARKING

There is an allocated car parking space to the front of the building.

LEASE TERMS AND SERVICE CHARGES

The property is Leasehold with a ground rent of £200 per year. Lease term 210 years from 29 September 1986. The lease was extended in January 2025. The Service Charge is currently (2026) £538.81 paid quarterly together with an additional £340.77 per quarter paid to the reserve fund. The Managing Agents are Olive Leaf.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

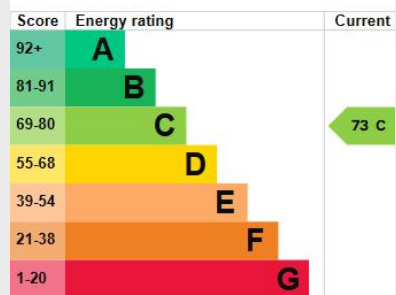
E: sales@juliephilpot.co.uk

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Energy rating and score

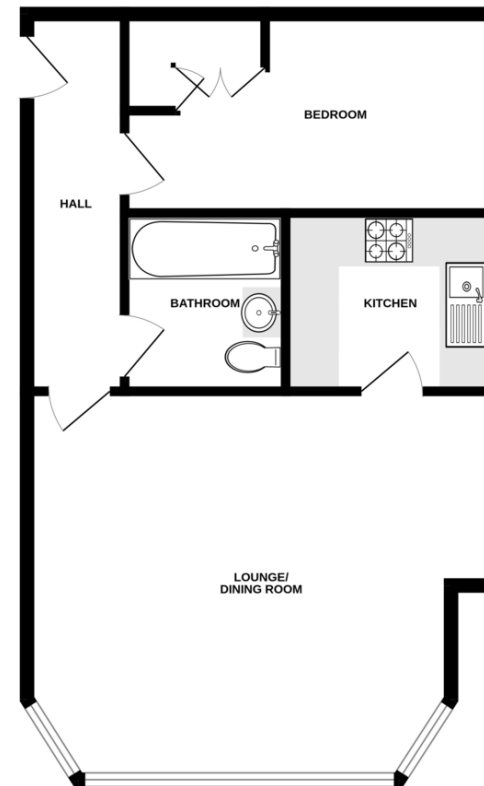
This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy r

571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements