

JULIE PHILPOT

RESIDENTIAL

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FLAT 11 KENILWORTH HALL, BRIDGE STREET, KENILWORTH, CV8 1BQ

£1,100 PCM UNFURNISHED





FLAT 11 KENILWORTH HALL, BRIDGE STREET, KENILWORTH, CV8 1BQ

Offered unfurnished and available immediately, a spacious second-floor one-bedroom apartment situated within an attractive Grade II listed period building, enjoying lovely views towards Abbey Hill and Abbey Fields.

The accommodation comprises a stylish lounge with impressive triple-aspect sash bay windows, large double bedroom, modern fitted kitchen with some white goods and a contemporary bathroom. The building retains many original period features and benefits from both lift and staircase access. Ideally located within easy walking distance of Kenilworth's Old High Street, with its excellent selection of restaurants, bars and amenities. Further benefiting from an allocated parking space. Offered unfurnished and available immediately.

COMMUNAL ENTRANCE DOOR

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

PERSONAL ENTRANCE DOOR TO NUMBER 11

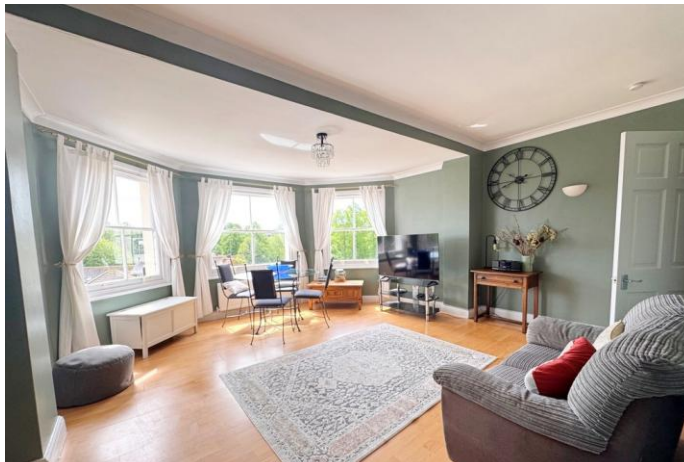
ENTRANCE HALL

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. Wall mounted Baxi gas boiler fitted, washing machine included.

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.

TENANT FEES

Holding Deposit

One week's rent (example £1,100 pcm x 12 divided by 52) £253. 84

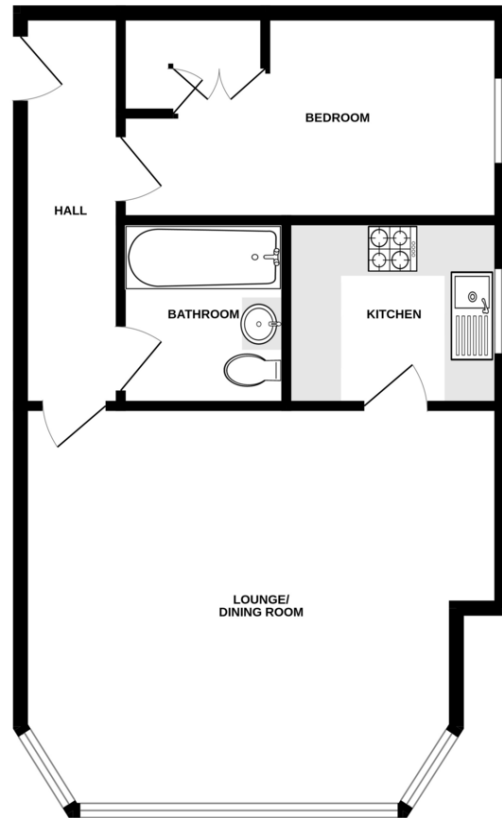
Security Deposit

Five weeks rent equalling £1,269.23

A full list of our Landlord and Tenant Fees is available to download at juliephilpot.co.uk



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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Tenant Fees

Holding Deposit	One week's rent (example £1,100 pcm x 12 divided by 52 = £253.84)
Security Deposit	Five weeks rent equalling £1,269.23.

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- Spacious One-Bedroom Apartment
- Second Floor With Lift Access
- Lounge With Triple-Aspect Sash Windows
- Large Double Bedroom With Wardrobes
- Modern Kitchen With Some White Goods
- Allocated Car Parking
- Council Tax Band C, EPC Rating C
- Unfurnished & Available Immediately



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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.