BOOTHROYD
& Company









Tulip Tree Avenue, Kenilworth

£900 PCM

- One Double Bedroom Maisonette
- Gas Central Heating with Combi Boiler
- Garage En Bloc
- Refitted White Bathroom Suite
- Highly Desirable Location
- Dual Aspect Lounge
- EPC Rating D
- Fitted Kitchen with Appliances
- Manicured Communal Grounds
- Available 11h December 2026 UNFURNISHED.

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

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Tulip Tree Avenue, Kenilworth, CV8 2BU

A highly desirable one bedroom ground floor apartment. With double glazing & gas central heating. There is a communal hallway, L-shaped hall, lounge, fitted kitchen with appliances & a modern white bathroom. Outside is a garage en bloc. Available 11h December 2026 UNFURNISHED.

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Council Tax Band: B







THE PROPERTY
A beautifully positioned one large bedroom ground floor maisonette suitable for someone requiring spacious safe and comfortable ground floor accommodation. Located in a sought after location with the benefit of full PVCu double glazing and gas fired central heating and quality bathroom with shower. The spacious one bedroom property benefits from; communal entrance hall, main reception hallway, good size living/dining room, fitted kitchen, bathroom with shower over bath, good size double bedroom, single garage en-block. The property is unfurnished and Available 11h December 2026 UNFURNISHED.

ENTRANCE
Approached over a communal entrance with a PVCu double glazed front door, lantern, outside meter box, useful bin store, panelled door through to the

L SHAPED HALLWAY
With radiator, central ceiling light, smoke alarm, panelled door to useful storage cupboard with range of fitted shelving, housing the electric isolation unit and gas meter, fitted light, panelled door through to the

LOUNGE/DINING ROOM
5.66 x 3.12 (18'7" x 10'3")
With radiator, PVCu double glazed window to front, coving, two central ceiling lights panelled door through to the

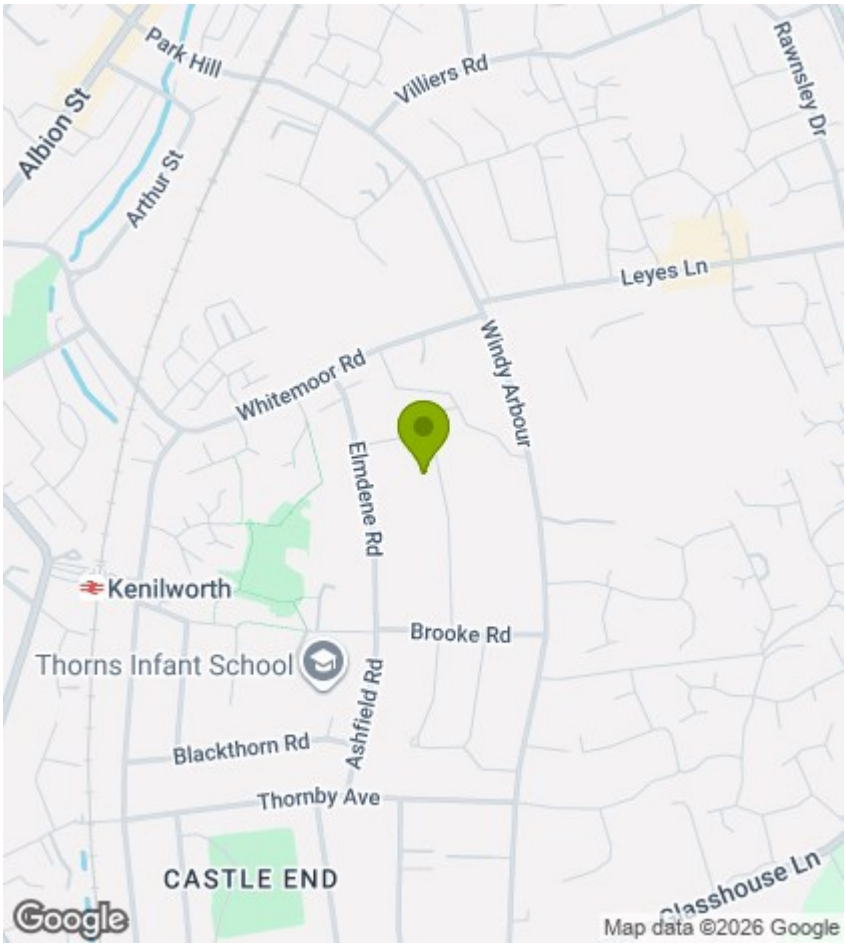
FITTED KITCHEN
3.05 x 2.97 (10'0" x 9'9")
rounded edge work surfaces, single drainer sink with central mixer tap, ceramic tiling to splash back areas, Belling four ring electric oven with fan assisted double oven with grill below, fridge/freezer and automatic washing machine, concealed illuminated extractor hood, central ceiling light, space and plumbing for automatic washing machine, vinyl covering to floor, wall mounted Potterton boiler servicing the hot water and central heating with time control clock, PVCu double glazed window to garden

DOUBLE BEDROOM
4.24 x 2.92 (13'11" x 9'7")
With radiator, PVCu double glazed window with curtains and a central ceiling light

BATHROOM
2.11 x 1.98 (6'11" x 6'6")
New white suite with quality tiling with matching dado boarder ,low level w.c., wash hand basin, panelled bath with Triton electric shower over, ceramic tiling to half height to all walls and full height to shower area, opaque PVCu double glazed window, central light, panelled door to useful airing cupboard measuring 4' 9" by 2' 8", with radiator and range of slatted shelving

OUTSIDE
Surrounding the property are well kept communal gardens, predominantly laid to lawn with pathways, well stocked boarders and a variety of mature trees and shrubs, access to a

GARAGE EN BLOC
With metal up and over door to front, power and light connected, fitted shelving, Garage being No 6.

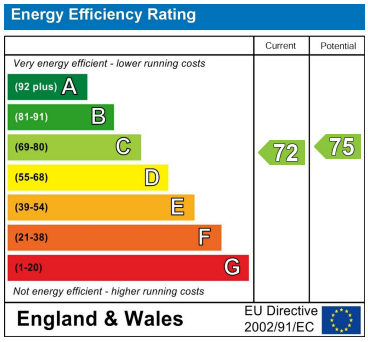


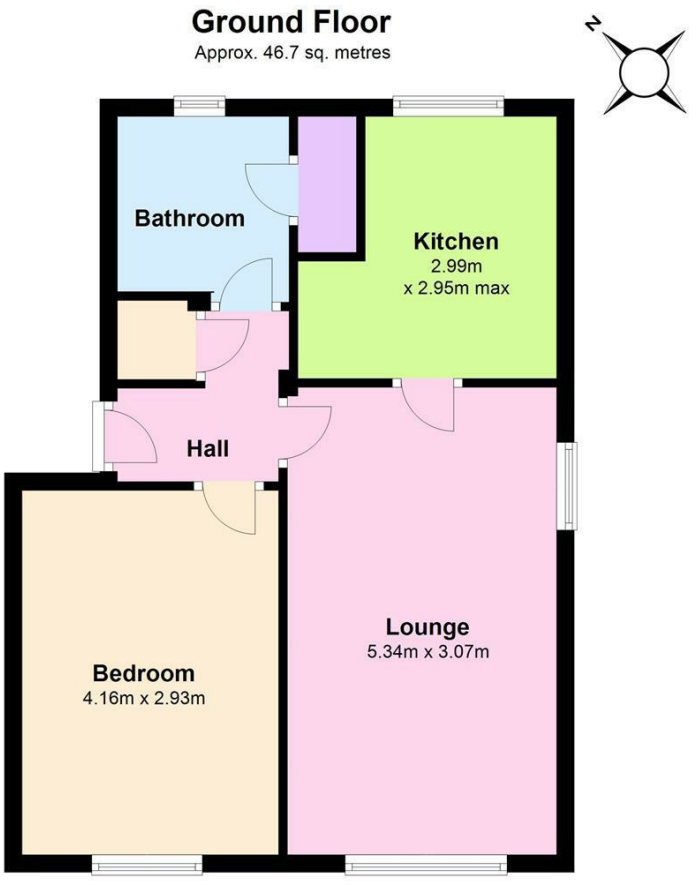
Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C





Total area: approx. 46.7 sq. metres

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