



JULIE PHILPOT
RESIDENTIAL



23 Arlidge Crescent | Kenilworth | CV8 2NS

This well-presented first-floor studio apartment is available immediately and benefits from a newly fitted shower room, completed in January 2026. The accommodation comprises a generous studio living/sleeping area and a separate fitted kitchen. The property also offers the additional benefit of an allocated parking space, making it an ideal choice for a single professional. Offered unfurnished, with some white goods included.

£695 per calendar month

- First Floor Studio Apartment
- Available Immediately
- Spacious Studio Living/Sleeping Area
- Allocated Parking
- Unfurnished, Some White Goods Included



Property Description

FIRST FLOOR

ENTRANCE HALL

BEDSITTING ROOM

14' 6" x 13' 2" (4.42m x 4.01m)

Having electric panel heater, tv aerial, phone and broadband connections. Pull down double bed unit with double wardrobe built in to the side.

KITCHEN

9' 2" x 7' 0" (2.79m x 2.13m)

With range of cupboard and drawer units and wall units. Sink unit, Washing machine, fridge/freezer and cooker.

REFITTED SHOWER ROOM

A nice, modern refitted shower room with large walk in shower having glazed shower screen, vanity wash basin and w.c., wall mounted heater, extractor and built in store cupboard with shelving.

OUTSIDE

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

TENANTS FEES

Holding Deposit

One week's rent (example £695 pcm x 12 divided by 52 - £160.38)

Security Deposit

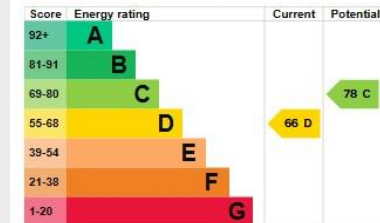
Five weeks rent equalling £801.92.

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

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

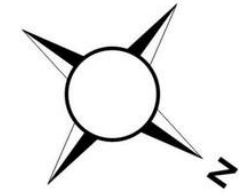
E: lettings@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

First Floor

Approx. 26.7 sq. metres



Total area: approx. 26.7 sq. metres