



## Manor Court, Manor Road, Kenilworth. CV8 2QJ

£795 PCM

- Attractive Ground Floor Apartment
- One Bedroom
- Allocated Parking
- Ideal Location for Warwick University
- Available 14th October 2024
- Double Glazing
- EPC Rating C - 69
- Electric Heating
- Offered Furnished
- Warwick District Council Tax Band B

# Manor Road, Kenilworth CV8 2QJ

A ground floor apartment, situated in delightful old Kenilworth position, within walking distance of the Old High Street, Abbey Fields, Castle and the Town Centre. The part furnished accommodation, comprises: communal entrance vestibule, communal hallway, private front door to entrance hall with fitted cupboards, living room with carpeting and leather sofa, double bedroom with double bed, wardrobes and drawers, fitted carpeting, refitted bathroom and a refitted modern kitchen with halogen electric hob, combination microwave oven, washing machine, refrigerator and modern fittings. The property has double glazing, electric heating, car parking and is available to let from 16th October 2024



Council Tax Band: B



## **ENTRANCE**

Glazed entrance door leads into the communal vestibule. Security glazed internal door with entry system leading into the communal hallway.

## **ENTRANCE HALL**

Carpeted with down lighter, built in shelved storage cupboard, airing cupboard with lagged copper cylinder and slatted shelving.

## **SITTING ROOM**

10'10" x 10'2"

Carpeted flooring, electric night storage heating, wall light and a double glazed window with security grills to the front

## **FITTED KITCHEN**

8'0" x 6'1"

Comprehensively fitted with natural wood faced base and wall units with cupboards and drawers, rounded edge work surfaces with integrated four ring electric hob, combination microwave oven, automatic washing machine, integrated refrigerator, single drainer stainless steel sink unit, steel faced shelved unit, illuminated cooker hood, ceramic tiled floor, double glazed window with security grills and blinds, feature lighting

## **BEDROOM**

8'0" x 10'10"

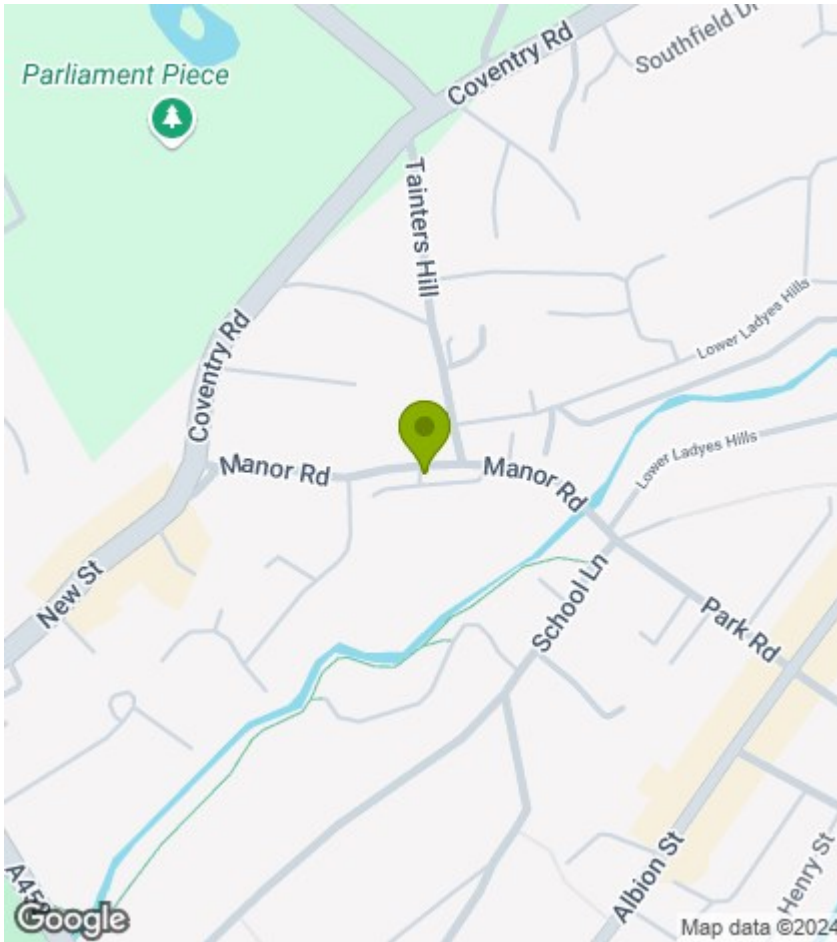
With carpeting planned to floor, feature wall lighting, double glazed window with security grills and blinds, double bed, wardrobe, three drawer matching chest of drawers

## **BATHROOM**

With jacuzzi spa bath, glass wash hand basin, low level w.c., ceramic tiling to splash areas with illuminated mirror, ceramic tiled floor, electric towel rail/radiator, extractor fan

## **OUTSIDE**

There are attractive communally maintained and well stocked gardens, parking to the front of the property in an off road secure car parking area

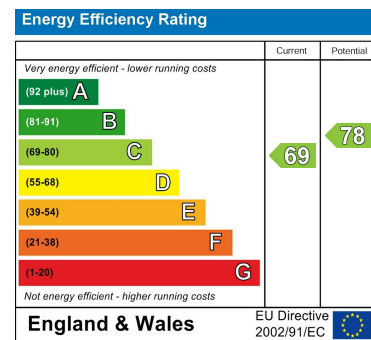


## Viewings

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

## EPC Rating:

C



## Ground Floor

Approx. 29.7 sq. metres

