



## 4 The Paddocks, Holmewood Close, Kenilworth, CV8 2JE

£925 PCM

- Ground Floor Garden Apartment
- Two Well Proportioned Bedrooms
- Fitted Kitchen
- Gas Central Heating System
- Available Furnished from 18th December 2024
- Attractive Living Room
- EPC Rating D - 64
- Off Street Parking
- Private Rear Garden
- Warwick District Council Tax Band A



# Holmewood Close, Kenilworth CV8 2JE

AA quality spacious furnished ground floor apartment in a converted period property on the corner of Park Hill and Holmewood Close, within easy access of local shops, bus services and access to the University, Westwood Business Park, Kenilworth, Coventry and surrounding centres. The well presented and furnished property offers: communal security entrance hallway with private front door to spacious L shaped hall, attractive living room furnished with leather sofas, table, four chairs and access to rear private patio garden, fully equipped appliance modern kitchen, two quality bedrooms, large master bedroom with wardrobes and walk in storage, double bed and furnishings, second bedroom/study, contemporary modern fully tiled bathroom with spa bath, shower and modern fittings, gas central heating, attractive neutral carpeting, car parking and with this apartment having the benefit of its own private patio garden immediately accessed from the rear living room. Internal inspection is recommended. Available furnished from 18th December 2024.



Council Tax Band: A



## **ENTRANCE**

Communal external panelled door to entrance vestibule with fitted matting and carpeting, security entrance door to inner hall with flat 4 on the right and one further flat accessed from this inner hallway, hardwood panelled front door entrance to

## **ENTRANCE HALLWAY**

With cream carpeting and fitted matting, fitted radiator with cover and shelving above, light shade, deep built-in storage cupboard with shelving, entry phone receiver and door release and further range of shelving, six panelled doors lead off into

## **SITTING ROOM**

16'0" x 14'5"

With wood laminate flooring, fitted curtains to window with wood slat blind and voile curtains, patio door leading to balcony and rear private garden, three seater leather sofa with matching two seater sofa, central rug with pine table, matching tv cabinet with concealed drawer and shelving, pine table with four matching chairs, two up lighters, fitted wall mirror, t.v. point, door to

## **FITTED KITCHEN**

10'3" x 8'9"

With ceramic tiled floor, high gloss base and wall units with rounded edge work surfaces with ceramic tiled splash backs, fitted drawers, pelmets and cornice with under unit lighting, integrated four ring electric hob with illuminated cooker filter above, double electric fan oven and grill beneath, fitted fridge and freezer, Bosch automatic dishwasher and fitted automatic washing machine, breakfast bar, wall mounted combination gas fired boiler, shelving for microwave, wooden slat blind to window, spot light fittings, wine rac

## **BEDROOM 1**

13'2" x 13'2"

With cream carpeting to floor, fitted six door wardrobe cupboard with internal drawers, hanging for half and full length, double pine bed stead with mattress, two two drawer bedside cabinets and matching four drawer chest, built-in wardrobe cupboard and large built-in storage space with racked shelving, light, curtains to window and roman blinds to half height

## **BEDROOM 2**

12'0" x 7'1"

Currently equipped as a study and occasional second bedroom with fitted oat meal coloured carpeting, fitted desk with desk chair, shelving and racking above, fitted

day bed with drawer storage beneath that converts into double bed for occasional use, curtains to window with half roman blinds, fitted multi bulb light fitting

## **FITTED BATHROOM**

9'10" x 6'4"

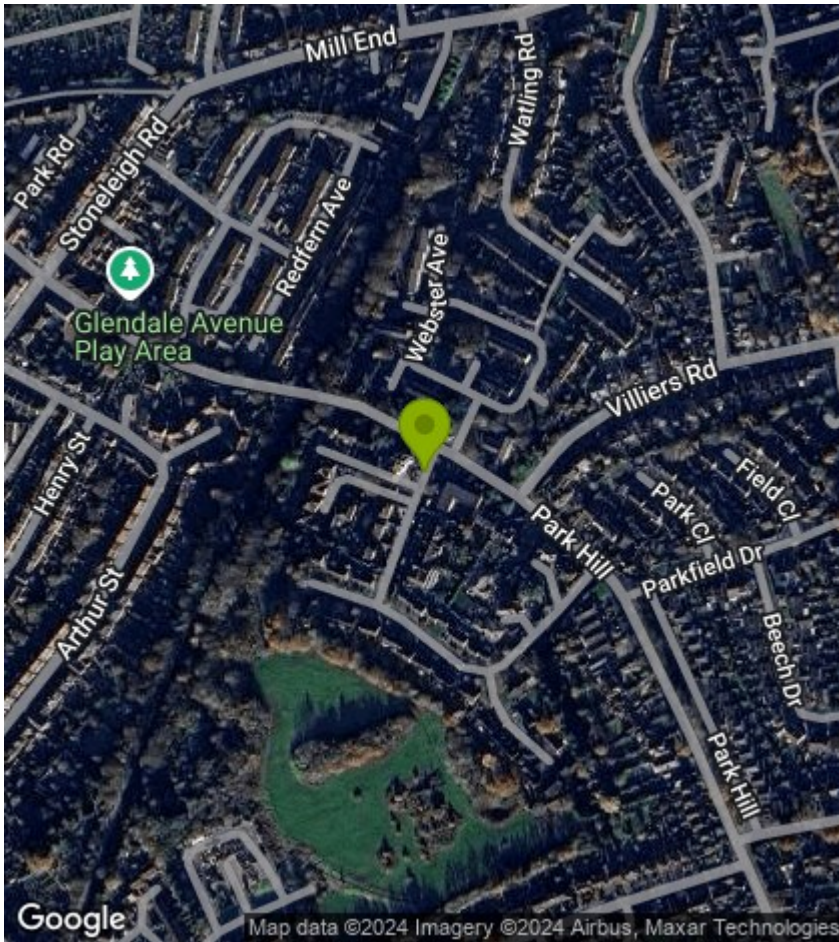
Luxury fitted with ceramic tiled floor, fully tiled walls with white ceramic tiling with bronzed tiled insets, timber spa bath with mixer tap with hand held shower and further mains fed shower over with shower rail and curtain, matching vanity unit with porcelain wash hand basin and mixer tap, low level w.c., vertical towel rail/radiator, extractor fan, light fitment and matching fittings

## **OUTSIDE PARKING**

One allocated parking bay

## **PRIVATE PATIO**

To the rear of the property approached through patio doors from the rear living room is a paved balcony area with steps leading to its own private patio garden 28' by 15' 10" with riven paving, gravel lower level area, timber garden shed, side personal gate for independent access, clothes line. There is a covered awning over the rear patio door for summer shade

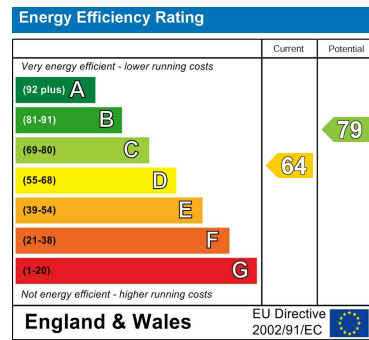


## Viewings

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

## EPC Rating:

D



Approx. 70.9 sq. metres

