



## Flat 15, Field House Priory Road, Kenilworth, CV8 1RA

£825 Per Calendar Month

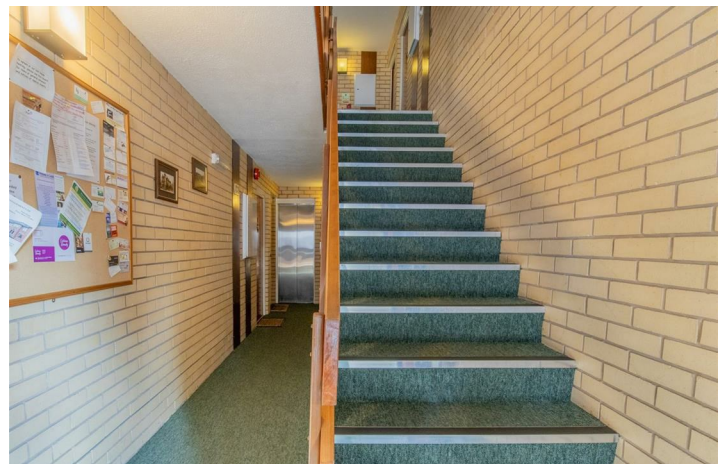
- Third Floor One Bedroom Apartment
- Adjacent To Abbey Fields & Town Centre
- Lift Access To All Floors
- Bathroom With Electric Shower
- Available Unfurnished 3rd December 2024
- Benefitting Gas Central Heating And Double Glazing
- EPC Rating C - 74
- Fitted Kitchen With Appliances
- Unallocated Parking And Communal Grounds
- Warwick District Council Tax Band A

# Flat 15, Field House Priory Road, Kenilworth CV8 1RA

Situated in this highly desirable development adjacent to Abbey Fields and yet only a short stroll to Kenilworth Town Centre and Old Town. The apartment is located on the top floor and has lift access. The accommodation is double glazed and gas central heated and comprises a central hallway with coats cupboards. The refitted kitchen is fitted with appliances that include a washing machine, fridge freezer, electric oven with hob and extractor over. There is a double bedroom with walk in dressing room and a bathroom with electric shower over the bath. Outside is unallocated parking and well maintained grounds. The apartment is available unfurnished from 3rd December 2024.



Council Tax Band: A



## **Foyer**

With letterbox and security intercom to the apartment.

## **Communal Hallway**

Recarpetted and having a lift to all floors and easy tread staircase to the second floor landing.

## **Hallway**

With security intercom, radiator and doors off to

## **Lounge**

Having dual aspect windows, double radiator and door into

## **Kitchen**

Refitted with modern whisper grey wall and base units. Gey roll topped worksurface with an inset stainless steel sink unit set beneath the window. Tiled splashbacks and appliances that include an upright fridge freezer, washing machine and an oven with hob and extractor over. Wall mounted condensing boiler.

## **Bedroom**

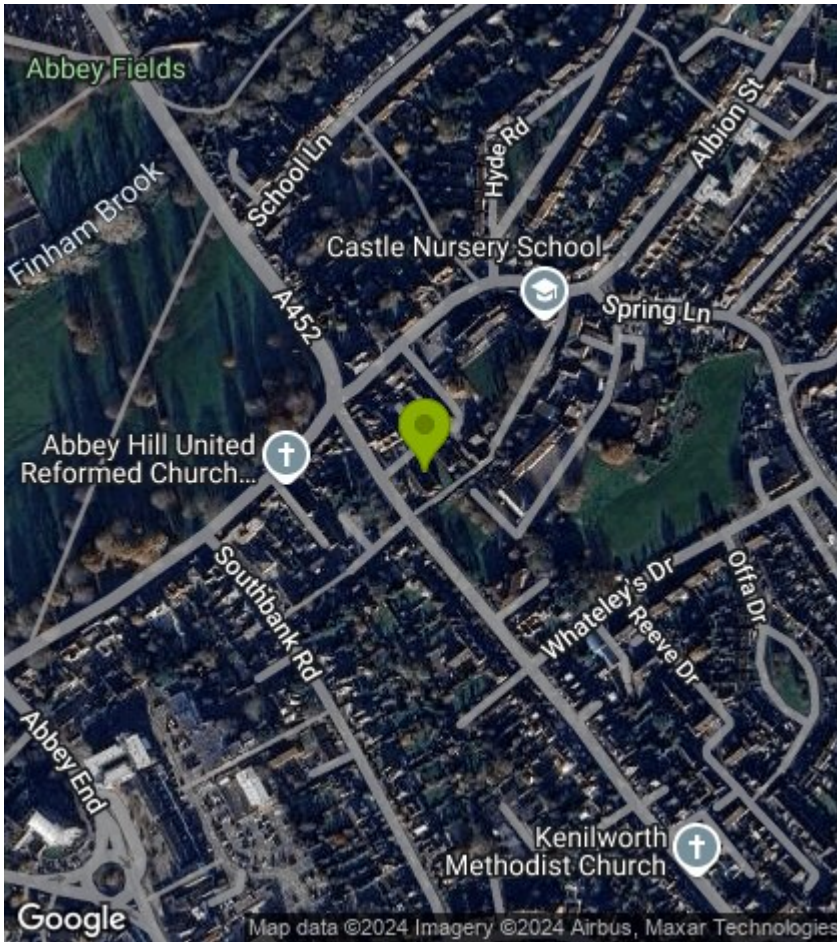
With velux window with a double radiator beneath and a generous walk in dressing area.

## **Bathroom**

Fitted with a coloured suite that consists of a panelled bath with electric shower over, pedestal wash hand basin with vanity light and shaver point and a close coupled wc. Tiling to splashbacks and a medicine cabinet.

## **Outside**

The property lies behind a brick boundary wall with matching brick pillars, tarmacadam first come first serve car parking forecourt. Surrounding the building are attractive communal gardens laid to lawn with mature planting.



## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Top Floor Flat

Approx. 54.1 sq. metres

