

## 24 Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire, CV8 1BQ

£1,000 PCM

- Two Bedroom Ground Floor Apartment
- Fully Equipped High Gloss Kitchen
- Building Security Entry System
- Warwick District Council Tax Band C
- Ideal Location for Warwick University
- Bathroom and En-Suite Shower Room
- EPC Rating E - 53
- Single Allocated Parking Space
- Adjacent To Old Town And The Abbey Fields
- Available 21st February 2025

# 24 Kenilworth Hall, Kenilworth CV8 1BQ

Ideally located for access to Warwick University. This unfurnished two double bedroom ground floor apartment comprises a hallway, bedroom with ensuite, lounge & fitted kitchen. Allocated parking bay. Available 21st Feb 2025 UNFURNISHED



Council Tax Band: C



## THE PROPERTY

2-BEDROOM, 2-BATHROOM APARTMENT IN KENILWORTH NEAR UNIVERSITY OF WARWICK.

A newly renovated, well presented apartment. Situated in Old Kenilworth, close to the Abbey Fields, Finham Brook, the Abbey Ponds, the swimming pool, old High Street and Kenilworth Castle. Just around the corner is Warwickshire's oldest pub, the Virgins and Castle, established in 1563. Across the road is a medieval church and the remains of a 12th century abbey. It is a 10-minute walk through beautiful Abbey Fields, past the Abbey Ponds with its water-birds, to Kenilworth Castle. There are many pubs, cafes and restaurants in walking distance.

The apartment is a one-minute walk to the bus-stops of the regular bus-service to Warwick University. The trip takes 9 minutes. It is also very close to the cycle path to the University. Coventry University is also easily accessible by bus routes in easy walking distance. Kenilworth Station, 10 minutes walk away, has reopened, making travel to Coventry, and onward connections to Birmingham, London and so on, even easier.

With attractive bamboo flooring throughout, apart from the two tiled bathrooms, the apartment offers: security entry system and designated car parking space; hall with doors leading off; attractively presented living room, quality equipped kitchen with integrated appliances. Two well proportioned bedrooms, one with en suite shower room and a further family bathroom. viewing is essential to appreciate the location and presentation of this apartment.

### ENTRANCE HALL

15'0" x 3'3"

With wood strip bamboo flooring, coving, central light, wall mounted thermostatically controlled radiator with timer and built-in thermostat.

### LIVING ROOM

14'0" x 14'1"

Bamboo wood strip flooring, windows to side and front with white wood slat blinds, range of open shelves with storage cupboard beneath, wall mounted thermostatically controlled radiator with time control settings, archway leads into the

### FULLY EQUIPPED KITCHEN

8'2" x 8'2"

Bamboo wood strip flooring, quality fitted with high

gloss base and wall units with brushed steel handles, ceramic tiled splash backs, rounded edge work surfaces with one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated four ring brushed steel hob with single electric fan oven and grill beneath, illuminated cooker filter above, tall fridge/freezer, integrated dishwasher and washer dryer, remote controlled kick board electric heater, microwave, window to front with wood slat blind and door to tank cupboard with factory insulated lagged copper cylinder with fitted immersion heater on dual connections

### BEDROOM ONE

9'5" x 8'10"

Matching bamboo woodstrip flooring, rear double glazed window with white wood slat blind and lined curtains, electric panel radiator heater, wardrobe hanging recess with pelmet, centre light, door to

### ENSUITE SHOWER ROOM

5'11" x 4'9"

Full ceramic tiling to floor and walls, corner quadrant shower with glazed shower door, Triton T80 electric shower, vanity wash hand basin with cupboards and drawers beneath, low level w.c., mirror bathroom cabinet, extractor fan, electric heated towel rail/radiator, double glazed window with privacy glazing and white wood slat blind.

### BEDROOM TWO

10'2" x 11'1"

Bamboo wood strip flooring, two double glazed rear windows with white wood slat blinds and lined curtains, electric panel radiator, double door wardrobe cupboard with storage above.

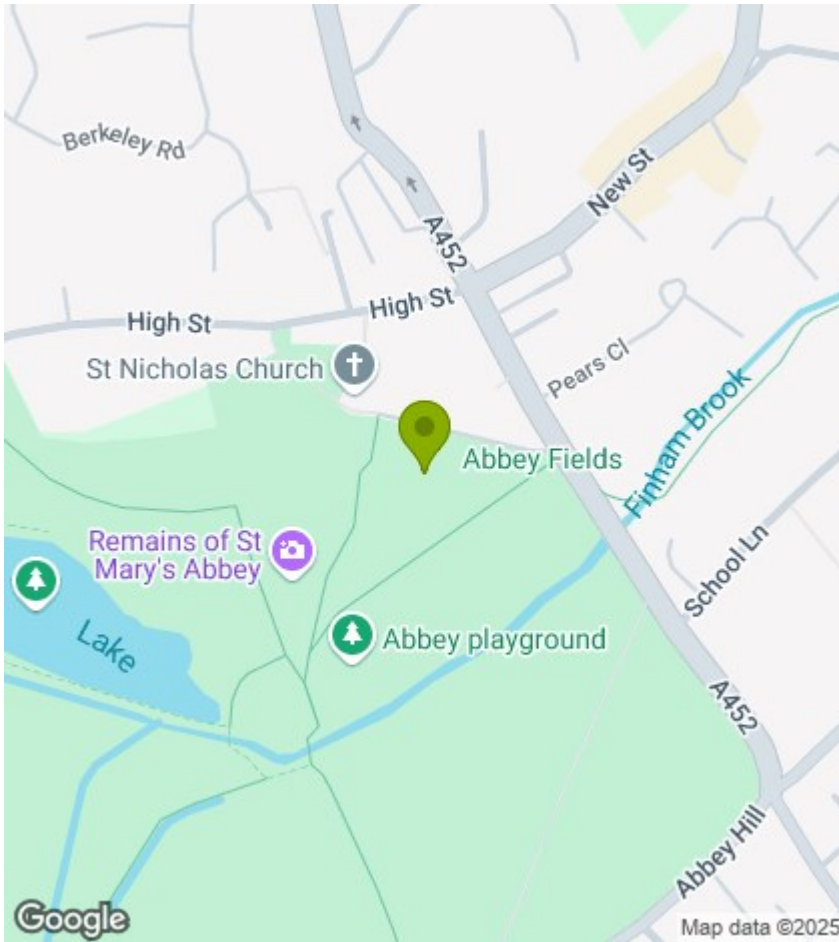
### BATHROOM TWO

5'8" x 6'3"

Fully tiled with polished floor tiles, white wall tiles with decorative tiling, low level w.c., illuminated mirror bathroom cabinet, panelled bath with mixer tap and Triton T80 electric shower over with shower rail and curtain, extractor fan, storage cupboard

### OUTSIDE

To the front of the apartment is a designated car parking space allocated to flat 24. There are communal areas which are maintained by the management company but for the use of residents.



## Viewings

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

## EPC Rating:

E

