



Ebourne Close, Kenilworth. CV8 2QL

£725 PCM

- Ground Floor Studio Apartment
- Double Glazing Throughout
- Night Storage Heating
- Refitted Shower Room
- Cul-de-sac location = Available 11th April 2025
- Refitted High Gloss Kitchen
- EPC Rating D - 62
- Parking to the Front
- Close to Kenilworth Town Centre
- Warwick District Council Tax Band A

Ebourne Close, Kenilworth. CV8 2QL

A well appointed ground floor studio apartment located in this cul-de-sac close to Kenilworth Town Centre and Train Station. Benefitting double glazing and night storage heating there is a communal hallway and door into the studio apartment. The lounge/bedroom has a sofa, table and chairs and a single bed with cabinets. The refitted high gloss kitchen has a washing machine, oven, induction hob, upright fridge freezer and a microwave. There is a dressing area and fully tiled shower room. Outside is parking and communal lawns. Available now FURNISHED.



Council Tax Band: A



STUDIO

With a double glazed window to the fore with venetian blinds and a night storage heater beneath. Furniture includes a single bed with bedside cabinet, leather sofa and a four seater table and chairs. Doors open into:

REFITTED KITCHEN

Fitted with modern high gloss units to wall and base. Brushed steel door furniture and appliances that include an upright fridge freezer, microwave, electric oven with an induction hob and extractor canopy. The base units have a roll topped work surface with an inset stainless steel sink unit set beneath the double glazed window to the side. Downlighting, cupboard with the automatic washing machine and tiled splashbacks.

DRESSING AREA

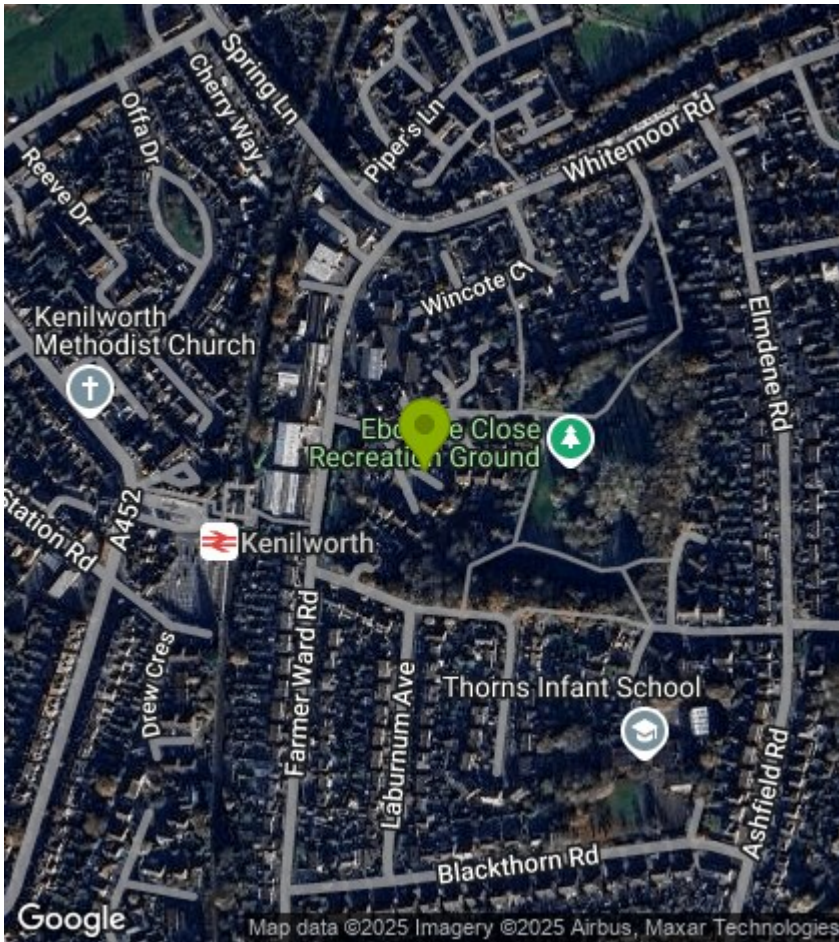
With a chest of drawers, wardrobe and door into the shower room.

SHOWER ROOM

Refitted with a white suite that comprises a concealed cistern wc, vanity wash hand basin with mirror, light and shaver point. Fully tiled to walls and floor with a shower cubicle with an electric shower. Wall heater and extractor fan.

PARKING

There is parking to the front of the building which is not allocated. In addition there are communal lawns around the building.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

Approx. 23.8 sq. metres

