



20 The Gallery, Abbey End, Kenilworth, CV8 1QJ

£1,995 Per Calendar Month

- Stunning Town Centre Penthouse Apartment
- Generous Lounge/Dining Room
- All Principal Rooms Open Onto Wrap Around Balcony
- Lift Access To All Floors And Underfloor Heating
- Available NOW Unfurnished
- Two Bedrooms And Two Bathrooms
- EPC Rating B - 81
- Under Ground Secure Parking
- Manicured Central Communal Atrium
- Warwick District Council Tax Band D

20 The Gallery, Kenilworth CV8 1QJ

A stunning town centre penthouse apartment view views towards The Abbey Fields. Located on the third floor the apartment has lift access and secure video entry system from the roadside. Inside is a central hallway and all doors radiating off. The lounge/dining room has four tilt and turn patio doors that open onto the wrap around balcony with two seating areas and far reaching views across rooftops. The open plan kitchen has integrated appliances and a utility room. There are two well proportioned bedrooms, master en suite and family bathroom that completes the internal accommodation. Outside is a central communal atrium to the apartment block as well as secure underground parking. Benefitting double glazing and underfloor heating throughout the apartment is available for immediate occupation.



Council Tax Band: D



Communal Hallway

You enter through a secure door into the reception lobby. With an easy tread staircase rising to all floors, access to the lifts and doorway into the secure underground parking bays and bin storage.

Atrium

A particular feature of The Gallery is the stunning planted central atrium with mature planting and seating area. On the apartment landing there is also outside seating and views onto the planted areas.

Entrance Hall

The hallway has an airing cupboard with the condensing boiler and pressurised cylinder and doors off to:

Lounge/Dining Room

42'7" x 19'9"

The lounge has four tilt and slide patio doors onto the balcony with curtains and roller blinds. The lounge is open plan to the fitted kitchen.

Fitted Kitchen

The kitchen is comprehensively fitted with a range of cream, high gloss wall and base units. The base units have a marble effect countertop with an inset stainless steel sink unit with mixer taps. There is a built-in twin oven with four ring gas hob over, extractor hood and stainless steel splashback. Integrated fridge freezer, washing machine and dishwasher. The wall mounted units have pelmet lighting beneath and a built-in microwave oven. There is tiled flooring and ceiling down lighters, twin windows look into the front and doorway leading into the utility room.

Utility Room

Having twin base unit and a tumble dryer. Countertop with inset stainless steel sink unit and tiled flooring

Bedroom One

13'5" x 14'3"

Sliding patio door onto the balcony, fitted sliding wardrobes and a door into the en suite

En Suite Shower Room

With a corner shower cubicle with thermostatic shower, pedestal wash hand basin and close coupled wc. Tiled floor and splashbacks, heated towel rail and extractor.

Bedroom Two

13'5" x 9'0"

With fitted sliding wardrobes and a door onto the balcony.

Bathroom

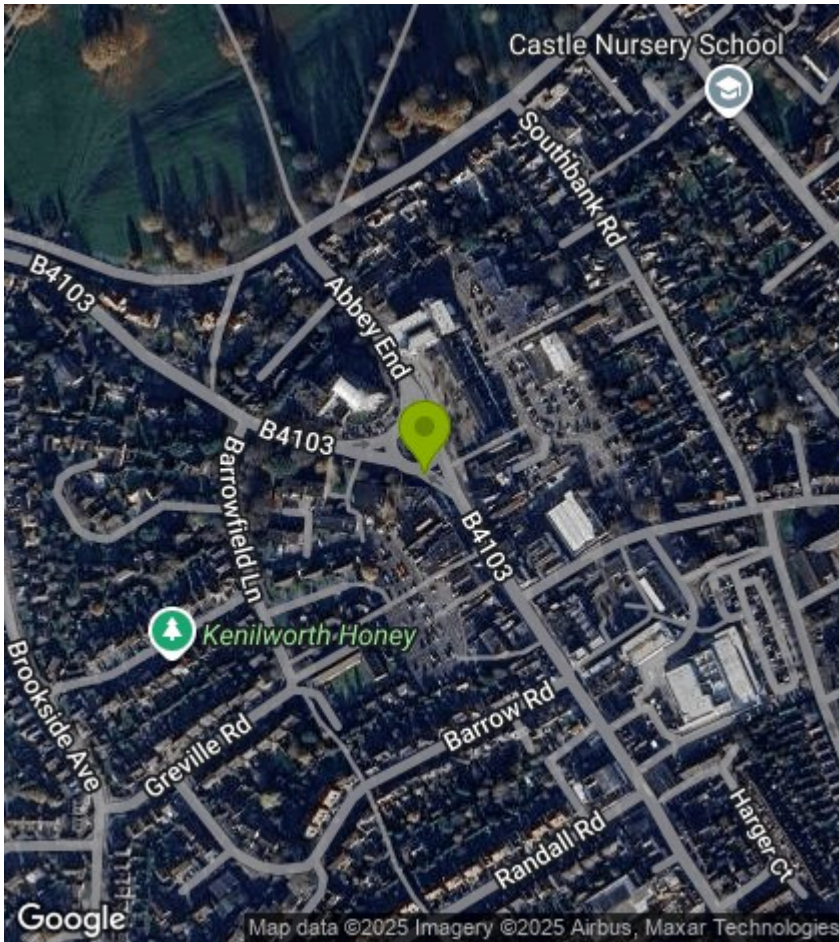
Fitted with a white suite that comprises a panelled bath, half pedestal wash hand basin and a concealed cistern wc. tiled floors, splashback and a heated towel rail. Shaving light and point and a frosted window.

Wraparound Balcony

The balcony wraps around the entire apartment and is accessed from all principal rooms. The balcony is decked and has two seating areas with views across the rooftops to The Abbey Fields.

Underground Secure Parking

Entered through a electric secure shutter is a ground floor secure parking bay with designated space allocated to the subject apartment. There is internal access for security linking to the entrance area with lift and stair access to all floors.



Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(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	

