



Harrison
SALES & LETTINGS



20 Ashley Court, Kenilworth Close, BH25 6BN
£1,195 Per Calendar Month

EMAIL ENQUIRIES PLEASE. HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A Ground Floor Apartment with Balcony Located Close to the Town Centre and Local Amenities. The accommodation Comprises Lounge Dining Room with Balcony. Kitchen Breakfast Room, Two Bedrooms and Bathroom. The property Benefits from Gas Central Heating and Upvc Double Glazing, Modern Decoration and Floor Coverings. Garage with Parking in Front. Available To View Now.

FRONT



Communal gardens surround the property. Communal door to the apartments.

RECEPTION HALL



Plain plastered ceiling with light. Storage and meter cupboards. Power point and wood effect thermoplastic flooring.

LOUNGE DINING ROOM 14'5" x 11'5" (4.40 x 3.48)



Plain plastered ceiling with light. Upvc double glazed

door and window to the balcony and window to the side elevation. telephone and power points. Radiator and serving hatch to the kitchen.

DINING AREA

Space for a table and chairs.

KITCHEN BREAKFAST ROOM 13'3" x 8'6" (4.05 x 2.58)



Plain plastered ceiling with light. Upvc double glazed window to the rear elevation. Matching base and wall units a mixture of cupboards and drawers with heat resistant work surfaces and tiled splashbacks. Fitted oven, hob and recirculating fan, space and plumbing for a washing machine, space for free standing fridge freezer. Wall mounted Worcester gas central heating boiler, one and a half bowl single drainer sink with monobloc mixer tap. Slide out breakfast bar, power points and thermoplastic flooring.

KITCHEN VIEW



View through the kitchen.

BEDROOM 1 11'7" x 11'0" (3.53 x 3.35)



Plain plastered ceiling with light. Upvc double glazed window to the front elevation. Radiator and power points.

BEDROOM 2 10'1" x 7'1" (3.08 x 2.17)



Plain plastered ceiling with light. Upvc double glazed window to the rear elevation. Radiator and power points.

BATHROOM 10'2" x 4'10" (3.10 x 1.47)



Plain plastered ceiling with light. Upvc obscure double glazed window to the rear elevation. Bath with panel and glass shower screen, thermostatic

shower mixer valve. Close couple wc and wash hand basin. Ladder style towel radiator, ceramic tiled flooring, full tiling to the bath area and half tiling to the remaining walls.

GARAGE



Located within a block nearby with parking to the front of the garage.

NOTES FOR TENANTS

All tenants will be formally referenced which will include income, credit and employment. The outcome of the references will determine whether the landlords will proceed with the tenancy. Please contact our office for further details 01425 610016 Harrison Estate Agents Ltd employ Regent Residential Lettings Ltd to deal with all lettings administration and finance. Full details of fees are available on our website www.harrisonestateagents.com

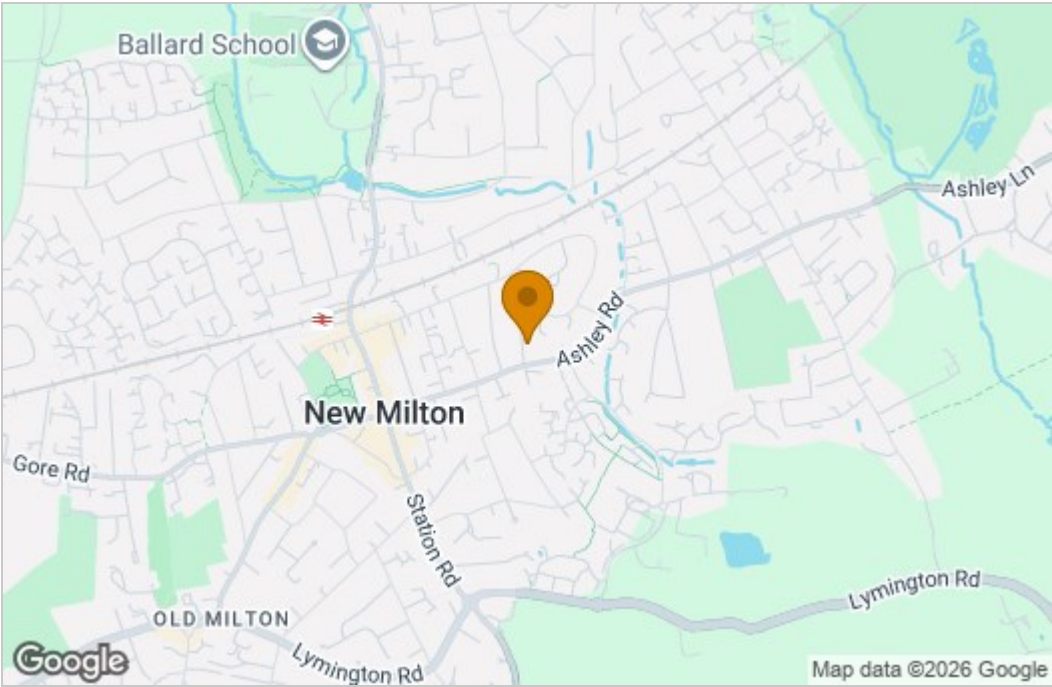
Floor Plan

This plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate. DO NOT SCALE.

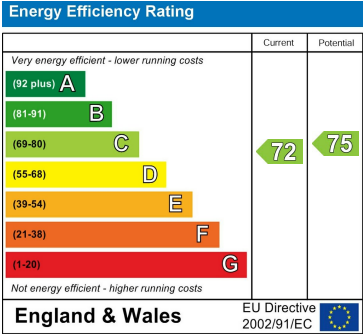


TOTAL FLOOR AREA - 57.9 sq.m. (624 sq.ft.) approx.
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Area Map



Energy Efficiency Graph



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