



Warwick House, Station Road, Kenilworth

£950 Per Calendar Month

- Two/Three Bedroom 3rd Floor Town Centre Apartment
- Reception Hall
- Living Room With Feature Fireplace
- Three Piece Bathroom with Shower
- Available NOW Unfurnished
- Stairs & Lift Access To The Apartment
- Energy Rating E - 40
- Two Double Bedrooms Plus Study
- Fitted Kitchen With Appliances
- Warwick District Council Tax Band B

Station Road, Kenilworth, CV8 1JF

Spacious Three-Bedroom Town Centre Apartment to Rent

Enjoy the convenience of town centre living with this bright and spacious three-bedroom apartment, perfectly positioned close to shops, restaurants, and local amenities. Situated on the third floor and accessible via lift or staircase, this property offers a comfortable and versatile layout.

Inside, you'll find two generous double bedrooms and a single bedroom, a large living/dining room complete with a decorative fireplace, and a modern kitchen with appliances and a breakfast bar – ideal for casual dining or entertaining. The bathroom features a three-piece suite with a shower over the bath, and the hallway with a built-in airing cupboard.

Perfect for professionals, small families, or anyone looking for central living, this property is offered unfurnished and available immediately.



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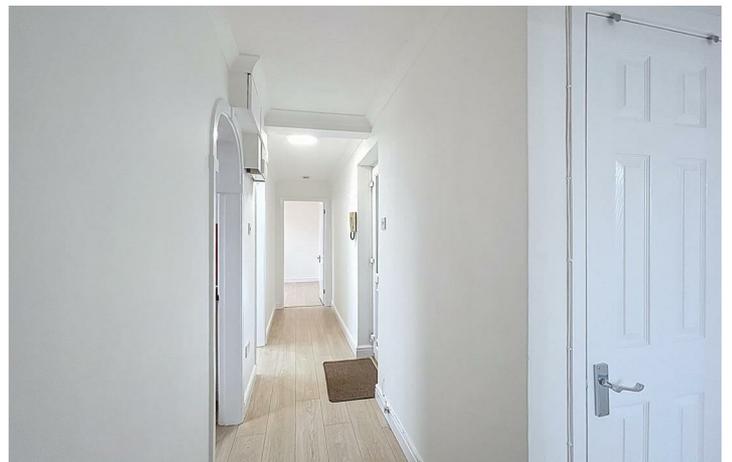


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E - 40

Council Tax Band: B



Approach

Accessed via a communal hallway with stairs and a lift to the 2nd floor, the apartment is approached over a patio and staircase with wrought iron railings. A storm porch leads to a glazed front door, complemented by an outside courtesy light.

Reception Hall

This space features coving, an LED ceiling light, two smoke alarms, and a telephone intercom for the front entrance. The flooring is made of wood laminate. Additionally, there is a built-in airing cupboard that includes a lagged copper cylinder, slatted shelving, and insulation. It also has a cold water tap, an immersion heater, and a modern stopcock button. There is a door leading to

Kitchen

The kitchen is fully equipped with a range of white matte-finished base and wall units, complemented by black marble-effect work surfaces featuring rounded edges. It includes a one-and-a-half bowl stainless steel sink with a chrome mixer tap and red ceramic tiled splashbacks. The kitchen is fitted with an integrated Samsung fan-assisted under-counter oven, a four-ring induction hob, and an illuminated stainless steel extractor hood above. Additionally, a Hotpoint upright fridge freezer and an Indesit washing machine. There is also a two-stool breakfast bar, LED downlighting, wood laminate flooring, and a window that looks towards the Abbey End car park.

Living/Dining Room

Featuring a window, a feature wall, a wall-hung electric pebble effect fireplace, a ceiling light, a wall-mounted electric convection heater, wood laminate flooring, as well as TV and telephone points.

Double Bedroom One

With a window to the side, DeLonghi electric convection wall-mounted heater, wood laminate flooring, wall-mounted dress mirror, ceiling light, and coving.

Double Bedroom Two

The room features a window, a ceiling light, a wall-mounted electric convection heater, and wood laminate flooring.

Bedroom Three/Study

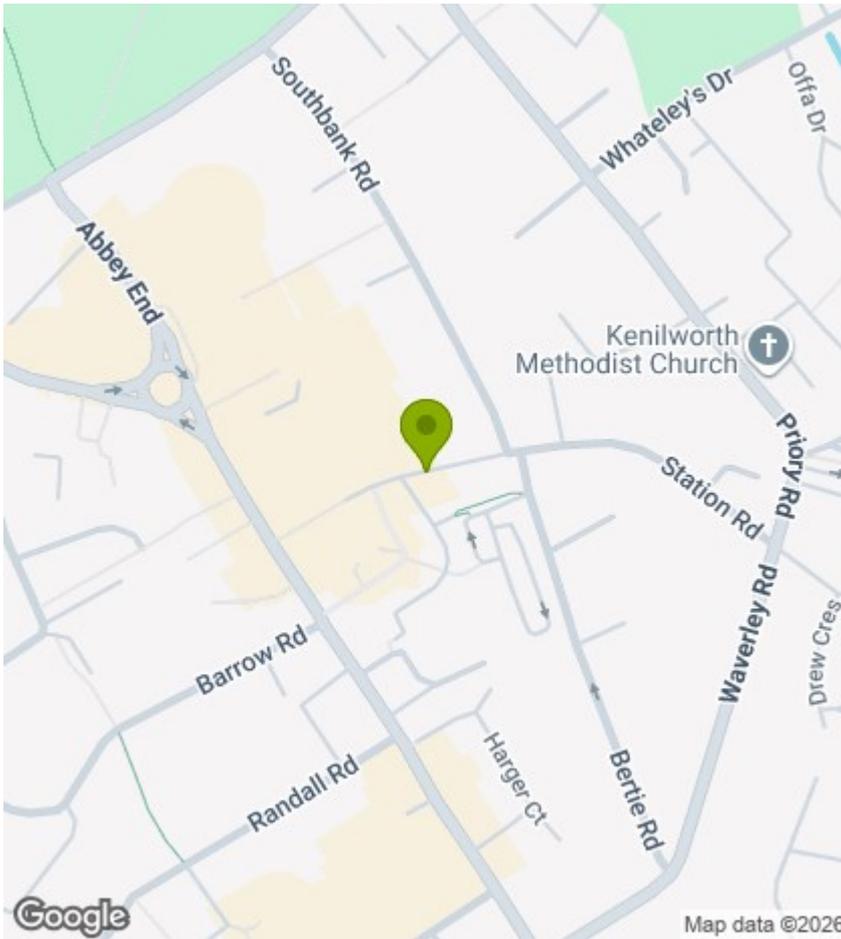
The room features a window, a ceiling light, and a wall-mounted electric convection heater.

Bathroom

The bathroom has a modern three-piece white suite, which includes a low-level enclosed WC and a matching vanity wash hand basin with a chrome mixer tap and cupboard underneath. There is a P-shaped panelled bath with a curved glazed shower screen and a Triton T80 electric shower above. The walls are adorned with ceramic tiling, and the floor is finished with vinyl. Additional amenities include LED lighting, an opaque double-glazed window, a wall-mounted mirror, a window-mounted extractor fan, and an electric heater.

Outside

There is a communal terraced area at the bottom of the stairs.



Viewings

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

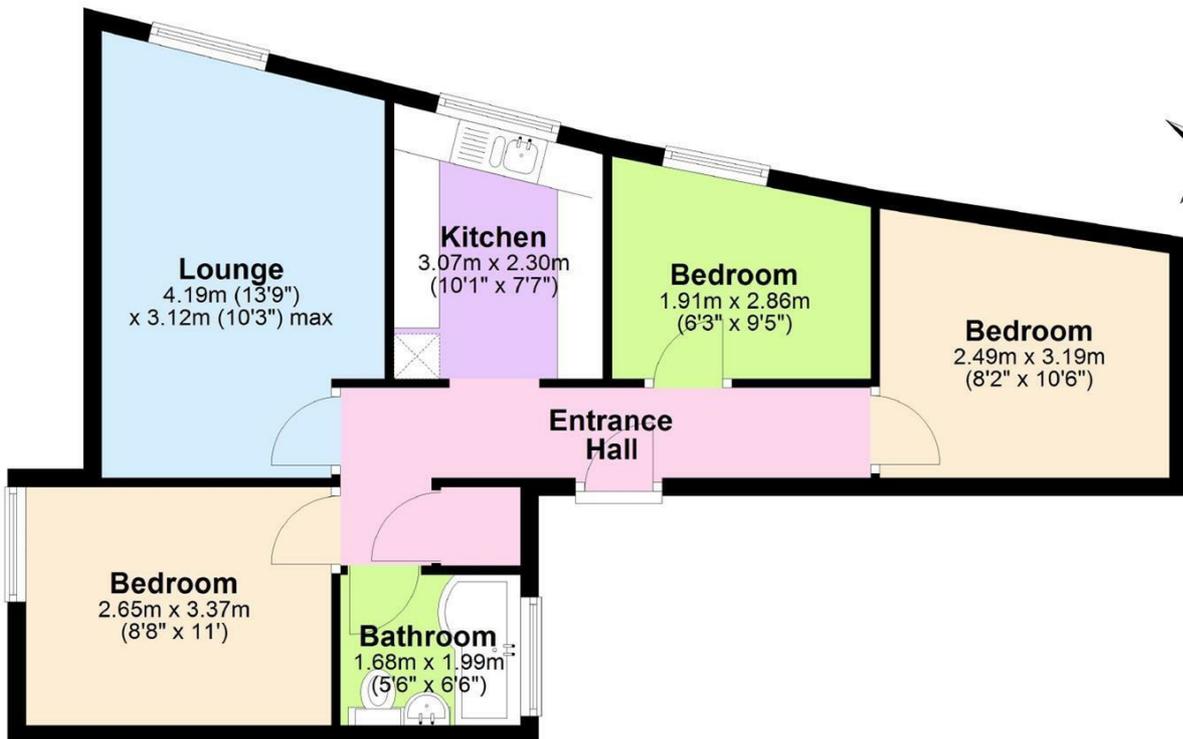
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 57.4 sq. metres (617.9 sq. feet)