



BOOTHROYD
& Company



41 Alpine Court, Kenilworth, CV8 2QB

£1,150 (From) Per Calendar Month

- Top Floor Apartment
- New Shower Room
- Electric Heating
- Double Glazing Throughout
- EPC Rating - D
- New Carpet and Newly Decorated
- Two Double Bedrooms
- Garage
- Ideal Location for Warwick University
- Available unfurnished NOW

41 Alpine Court, Kenilworth CV8 2QB

A fantastic opportunity to let a two double bedroom top floor apartment with the benefit of new carpets and being newly decorated. Conveniently located in the old side of Kenilworth, close to bus routes for Warwick University. With electric heating and double glazing, it comprises a hallway, lounge, kitchen, two double bedrooms, new shower room and a garage. Available NOW, Unfurnished.



Council Tax Band:



The Property

An immaculately presented two-bedroom top-floor apartment close by to the Oddibourne Allotments on the old side of Kenilworth. With a good-sized galley kitchen, modern décor throughout, a large lounge, two generous bedrooms and a new shower room. This is the ideal property for a couple. It is ideally situated for ease of access to Warwick University and Kenilworth Town Centre. Available NOW Unfurnished

Communal Hallway

With stairs to the second floor landing and door into the apartment

Hallway

With electric panel heating, storage cupboard housing the Ariston water heater and doors into

Kitchen

Fitted with a comprehensive range of wall and base units. The base units have a roll topped worksurface over with an electric Beko hob, with matching oven and space for washing machine and space for upright fridge freezer. Tiling to splashbacks and a double-glazed window to the fore with electric panel heater below.

Double Bedroom One

Double-glazed window to the fore with electric panel heater and central ceiling light.

Double Bedroom Two

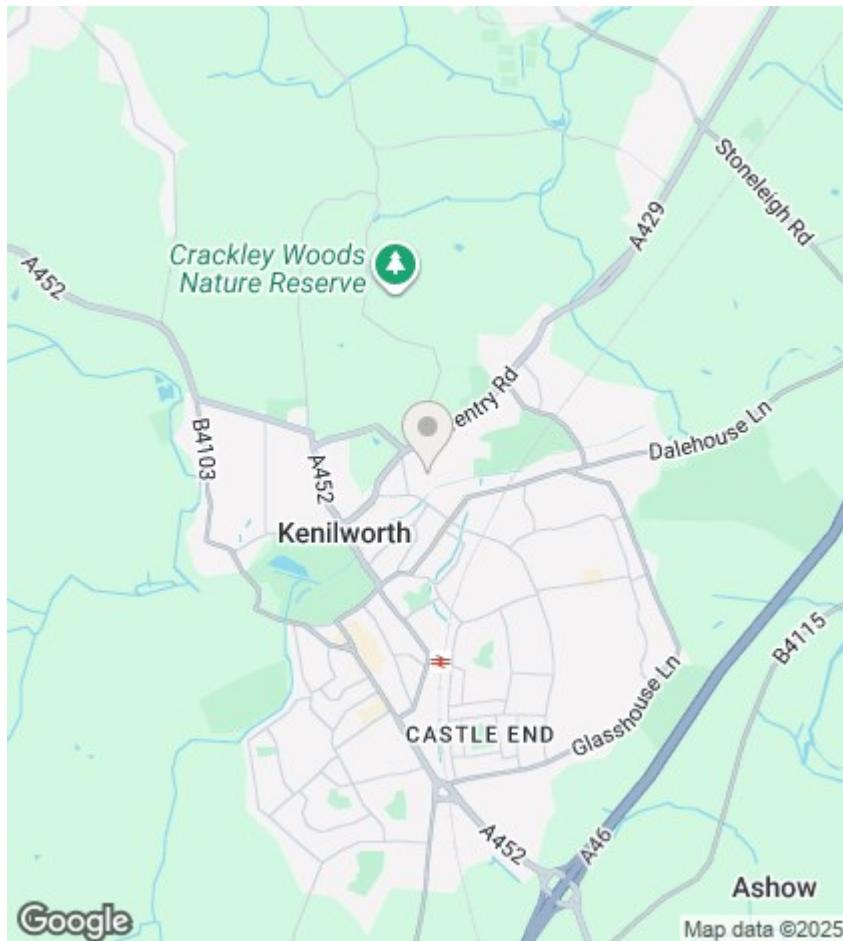
Double-glazed window to the fore with an electric panel radiator and central ceiling light.

Shower Room

Fitted with a white suite that comprises a walk-in electric shower, a cabinet wash hand basin and a low-level WC. Full ceramic tiling to splashbacks, an electric towel radiator and a frosted double-glazed window.

Garage

Single garage with metal up and over door.



Directions

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 | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

