



## Park Road, Kenilworth. CV8 2GF

£725 PCM

- Fully Furnished First Floor Apartment
- En Suite Shower Room
- Ideal for Warwick University
- Sitting Room
- Available 4th April 2025
- One Bedroom
- EPC Rating E - 39
- Fully Fitted Kitchen
- Close to Kenilworth Town Centre
- Warwick District Council Tax Band A

# Park Road, Kenilworth. CV8 2GF

A superbly presented, fully furnished and equipped, first floor, self-contained, refurbished apartment, ideal for a single person or a couple, offering quality accommodation, within a sought after residential position, within walking distance of the town centre of Kenilworth, the delightful Abbey Fields and local Kenilworth facilities. The electrically heated, quality furnished accommodation comprises: private entrance to first floor, front door, spacious combined living/dining and kitchen area, spacious double bedroom with built-in wardrobe storage, en-suite fully fitted bathroom with full suite and shower, PVCu double glazing, colonial style shutters, quality furnishings and parking. The apartment is available to let from 4th April 2025.



Council Tax Band: A



## **ENTRANCE**

External private stairs to top balcony landing with composite renewed panelled front door leading into

## **SITTING ROOM**

13'8" x 9'11"

Neutral fitted carpet, PVCu double glazed window, feature colonial shutters, corded corner sofa, matching tub chair, high gloss grey drawer and storage unit, feature coffee table, further corner table, electric radiator, standard lamp, central ceiling light, opening to

## **OPEN PLAN KITCHEN**

8'7" x 5'1"

High gloss base and wall units with brushed steel handles, grey brick splash back tiling, rounded edge work surfaces with inset single bowl stainless steel sink unit with mixer tap, integrated four ring ceramic hob, single electric fan oven and grill, automatic washing machine, recess with fridge/freezer, microwave oven above, double glazed window with colonial shutters, wood laminate flooring, comprehensively fitted with full range of kitchen appliances, crockery, cutlery and utensils.

## **EN SUITE BATHROOM**

Panelled bath with mixer tap and hand held shower attachment, further Triton electric shower over, adjustable shower head, circular shower rail with curtain, low level w.c., pedestal wash hand basin, ceramic tiling to splash back areas and full tiling surrounding the bath/shower area, electric towel rail, wood laminate flooring, two double glazed windows with privacy glazing, circular mirror and glazed shelf.

## **BEDROOM**

12'9" x 7'10"

Matching neutral carpeting, double divan bed with storage beneath, twin two drawer bedside cabinets with matching six drawer chest, feature wall, electric radiator, three door sliding built-in wardrobes with central mirror door, hanging rails, storage and fitted shelving, black out roller blind and voile curtains.

## **OUTSIDE**

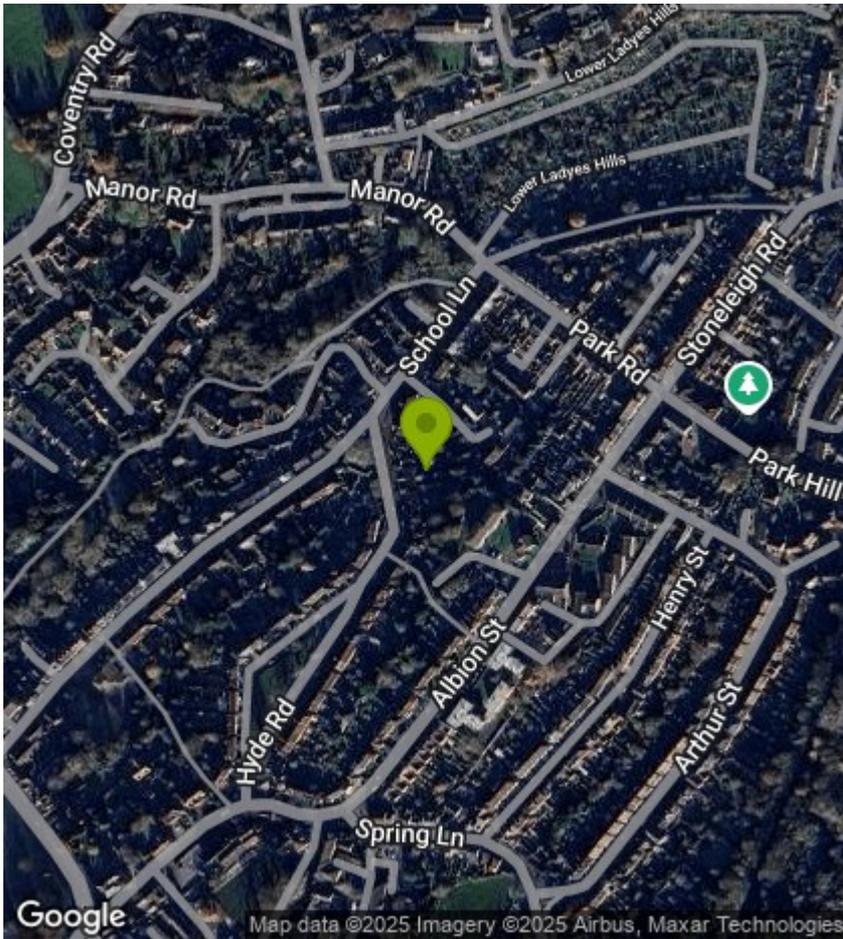
The property is approached over a steep steel staircase to a top landing with front door leading into the apartment and with delightful views over the garden and surrounding aspect with the water tower in the distance.

## **COMMUNAL GARDEN**

There is an attractive communal garden with seating, grass and pathway being well maintained.

## **PARKING**

There is a side shared tarmac driveway leading to a car parking area in the bottom right hand corner of the driveway.



## Viewings

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

## EPC Rating:

E

