



## Red Lion Cottage, 42 High Street, Kenilworth, Warwickshire, CV8 1LZ

£1,750 Per Calendar Month

- A Quite Stunning Cottage In Old Town Kenilworth
- Lounge With Feature Fireplace & Bay Window
- Quality Fitted Breakfast Kitchen With Appliances
- Luxury First Floor Fully Tiled Shower Room
- Tiered Courtyard Garden
- Beautifully Furnished Throughout
- EPC Rating C - 71
- Parking & A Garage
- Two Double Bedrooms/Courtyard Garden
- Warwick District Council Tax Band D

# 42 High Street, Kenilworth CV8 1LZ

An opportunity to reside in this Grade II listed house in the centre of Old Town Kenilworth. Only a short stroll from The Abbey Fields and Kenilworth Castle. The Red Lion Cottage is in the heart of all of the fine eateries and Public Houses on the High Street. Lovingly modernised by the owner the property oozes kerb appeal and has also been stylishly furnished to provide everything a tenant would need. You enter into a living room with bay window and feature fireplace. Steps take you into the fitted breakfast kitchen with integrated appliance and bi-folding doors into the courtyard. On the first floor is a split level landing, two double bedrooms and a fully tiled shower room. Outside is a garage and parking. Viewing is highly recommended to appreciate the location, quality and furnishing. It is available from 22nd May 2025 and the rent also includes a cleaner.



Council Tax Band: D



### **Sitting Room**

Entered through a composite door and having stripped wood flooring. The focal point is provided by an electric wood burning stove with a wood mantel over. Exposed beams, radiator and recess lighting. Steps rise into the kitchen area.

### **Fitted Kitchen**

Comprehensively fitted with a modern range of shaker style wall and base units. The base units have a Corian counter with matching upstands. Composite sink with mixer tap and an integrated dishwasher and washer dryer. Built in oven with an induction hob with extractor over. There is a bank of floor to ceiling units that incorporate the fridge freezer. The eye level units have pelmet lighting. There is a dining area with radiator, stairs rising to the first floor, tiled floor and bi-folding doors that lead into the rear garden.

### **Landing**

With skylight window, large storage cupboard with coat hanging and shelving. Doors lead off to:

### **Bedroom One**

With wood flooring and built in twin wardrobes. Downlighting, bay window to the fore and a radiator.

### **Bedroom Two**

Window to the rear with a radiator beneath and a built in cupboard.

### **Shower Room**

Fully tiled and comprising a double shower cubicle with a thermostatic rainfall shower, wall hung wc and vanity unit. Chrome heated towel rail, downlighting and a window to the rear.

### **Rear Courtyard Garden**

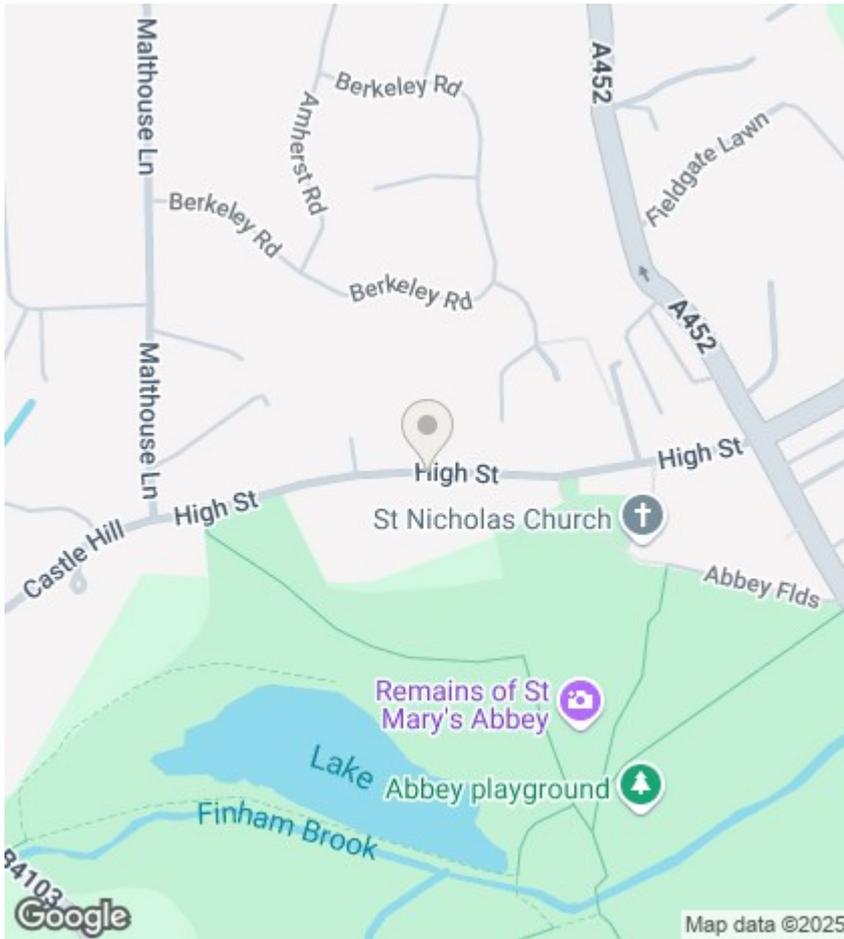
The tiered garden has two distinct terraces with steps a sleeper retaining walls. It is enclosed with panelled fencing with trellis and a gate that takes you to the garage

### **Garage**

With a remote roller shutter and power and lighting laid on. There is door that leads into the rear pedestrian access and garden.

### **Parking**

There is a single parking bay in front of the garage.



## Viewings

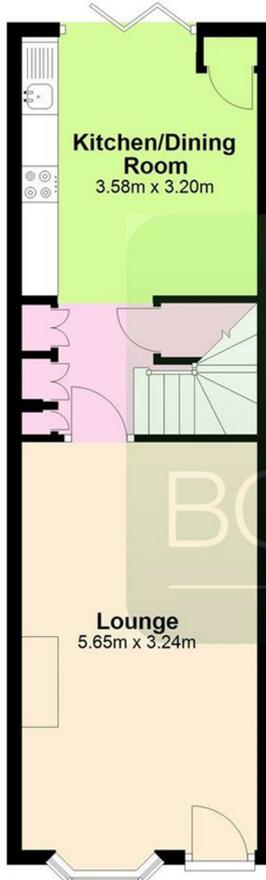
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 89        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 71                      |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Approx. 36.4 sq. metres



## First Floor

Approx. 41.2 sq. metres

