



## 14 Harboure Close, Kenilworth, Warwickshire, CV8 2ST

£1,050 PCM

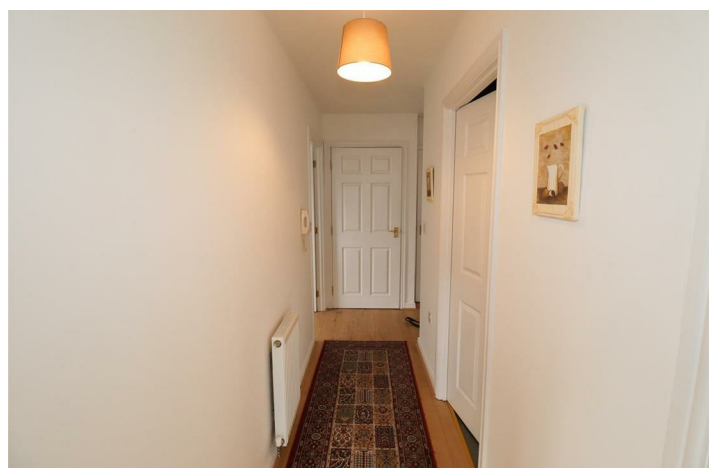
- First Floor Apartment
- Bathroom With Shower
- Fitted Kitchen With Appliances
- Electric Central Heating
- Available 12th March Part Furnished
- Two Well Proportioned Bedrooms
- EPC Rating B - 78
- Double Glazing with Juliet Balcony
- Allocated Parking Bay And Visitor Parking
- Warwick District Council Tax Band B

# Harbourne Close, Kenilworth CV8 2ST

This very well presented furnished two bedroom first floor apartment. The development is located close to Kenilworth town centre and The Abbey Fields. The bathroom has a fitted shower and the kitchen, being modern in design, has a fitted oven, hob, washing machine and fridge freezer. The living room has leather sofas and a contemporary dining table and chairs. The central heating is by way of electrically powered conventional radiators and the property is double glazed throughout. Ideally suited to a professional single or couple, the apartment has one allocated parking space and visitor parking. Available part furnished from 12th March 2026.



Council Tax Band: B





## COMMUNAL ENTRANCE

A security entrance door to carpeted communal front entrance hallway with fitted matting, further door to inner hall with further carpeting and door to rear leading to the car parking area, stairs to the first floor landing to entrance hall shared with one neighbouring property with entrance to the subject flat

## ENTRANCE HALL

Laminate flooring, radiator, central heating thermostat control, door release and entry phone, six panelled doors leading off, built-in boiler cupboard

## LOUNGE

12'4" x 14'10"

Laminate flooring two radiators, windows to three elevations with blinds, feature Juliet balcony with french doors, t.v. aerial point, double Satellite feed. Two seater leather sofas, dining table with chairs, sundry furnishings.

## FITTED KITCHEN

8'0" x 7'6"

Planned in a U shape with base and wall cupboards, natural wood fronts, rounded edge work surfaces with inset single drainer stainless steel sink unit with mixer tap, integrated four ring electric hob with single electric fan oven and grill beneath, space and plumbing with automatic washing machine, refrigerator and freezer, ceramic tiled splash backs, illuminated cooker filter over the hob position, ceiling down lighters, pelmet with feature corner shelving, vinyl tiled flooring

## BEDROOM 1

12'3" x 10'1"

Neutral fitted carpeting, radiator, double Victorian style bed with mattress, wardrobe, desk. Blind to window.

## BEDROOM 2

10'0" x 8'0"

Neutral fitted carpeting, radiator, blind.

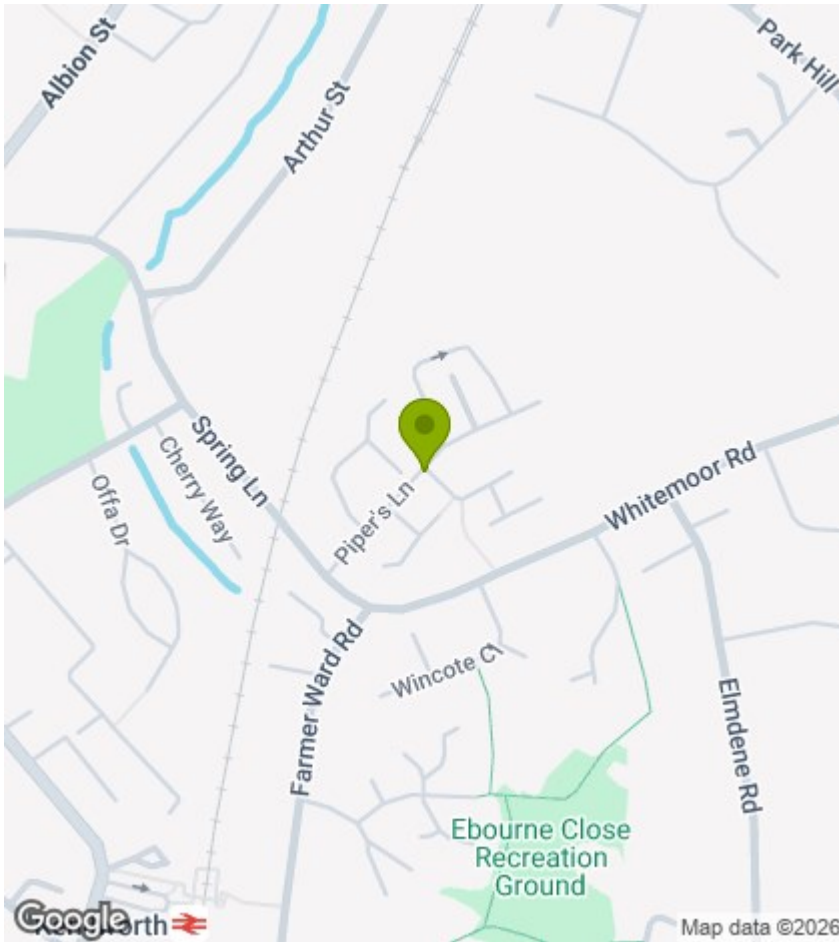
## BATHROOM

White suite, panelled bath with twin hand grips, mains fed shower with shower rail and curtain, pedestal wash hand basin, low level w.c., vinyl floor covering, ceramic

tiling to half height and full height surrounding the bath, radiator, extractor fan, shaver point and double door mirror medicine cabinet

## OUTSIDE

To the rear of the property is an attractively maintained communal area with bike store and designated car parking space together with visitor parking. There is a communal bin store and attractively maintained communal grounds surrounding the development with landscaped planted borders and neatly maintained grassed areas



## Viewings

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

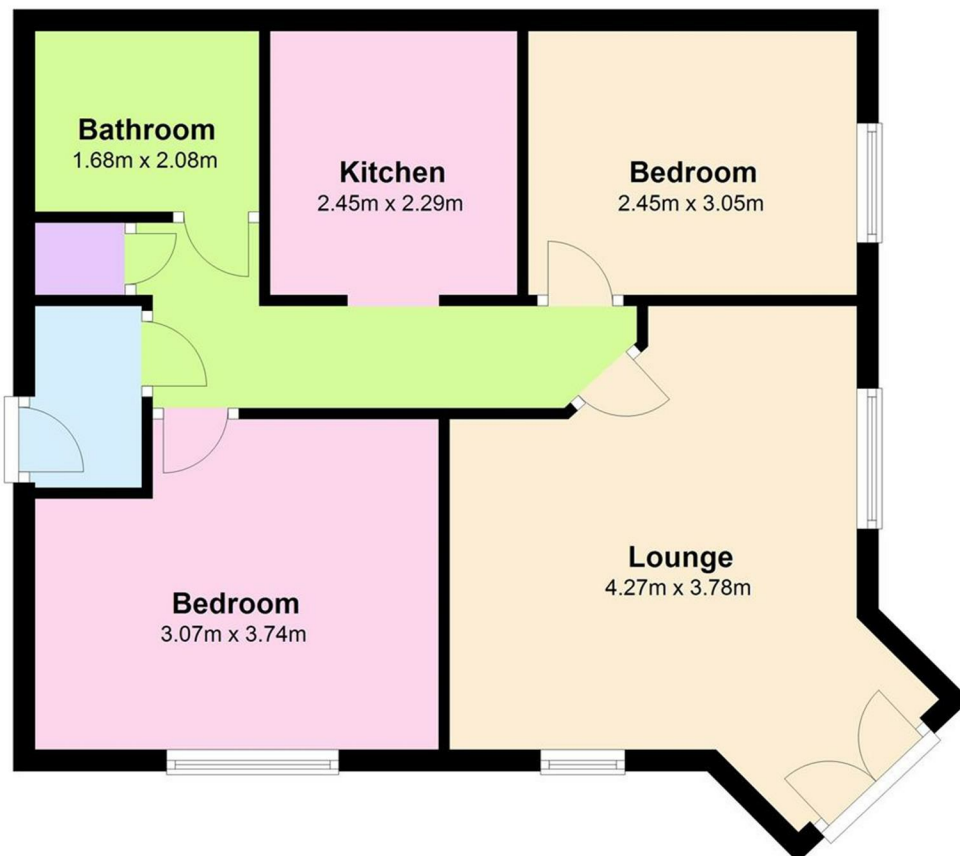
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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	

## First Floor

Approx. 52.0 sq. metres



Total area: approx. 52.0 sq. metres