



9 Prescelly Court School Lane, Kenilworth, Warwickshire, CV8 2GW

£850 PCM

- Second Floor Apartment
- Shaker Style Fitted Kitchen With Appliances
- Allocated Parking Bay
- Gas Central Heating & Double Glazing
- Available 13th May 2025 Unfurnished
- Open Plan Lounge with Air Conditioning
- EPC rating C - 76
- One Double Bedroom & Shower Room
- Close To The Abbey Fields And Old Town Kenilworth
- Warwick District Council Tax Band B

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Top floor penthouse style attractive apartment, situated on School lane, within walking distance of the Town Centre, The Abbey Fields and all local amenities and facilities. To the rear of the building there is a designated car parking space. Approached via a security entry system to light and spacious communal hallways with stairs to second floor, private door to entrance lobby with built-in cupboards, spacious and well planned living room with open plan kitchen leading off with fully integrated appliances, superb views, fitted blinds to all windows and with an air conditioning fitted to the living room, double bedroom with feature windows, double built-in wardrobe, fully fitted shower room with white suite with corner shower unit, low level w.c. and wash hand basin. The gas centrally heated apartments is offered to let unfurnished with neutral carpets. Available 13th May 2025. UNFURNISHED



Council Tax Band: B



ENTRANCE

Entrance lobby with built in storage cupboard and stairs rising to the second floor landing

LIVING AREA

Combined living room with separate kitchen area, lounge having a air conditioning unit feature velux double glazed side windows with fitted blind, two radiators, full carpeting and halogen ceiling spot lights, Open plan to the kitchen area

KITCHEN AREA

Contemporary style kitchen with base and wall units, brushed steel four ring gas hob with single fan electric oven beneath, illuminated cooker hood above, single sink unit with feature velux window with fitted blind, fitted washer dryer, integrated fridge and freezer, fitted drawers, vinyl floor covering and feature wall tiling, concealed Worcester gas fired boiler within fitted cabinetting.

DOUBLE BEDROOM

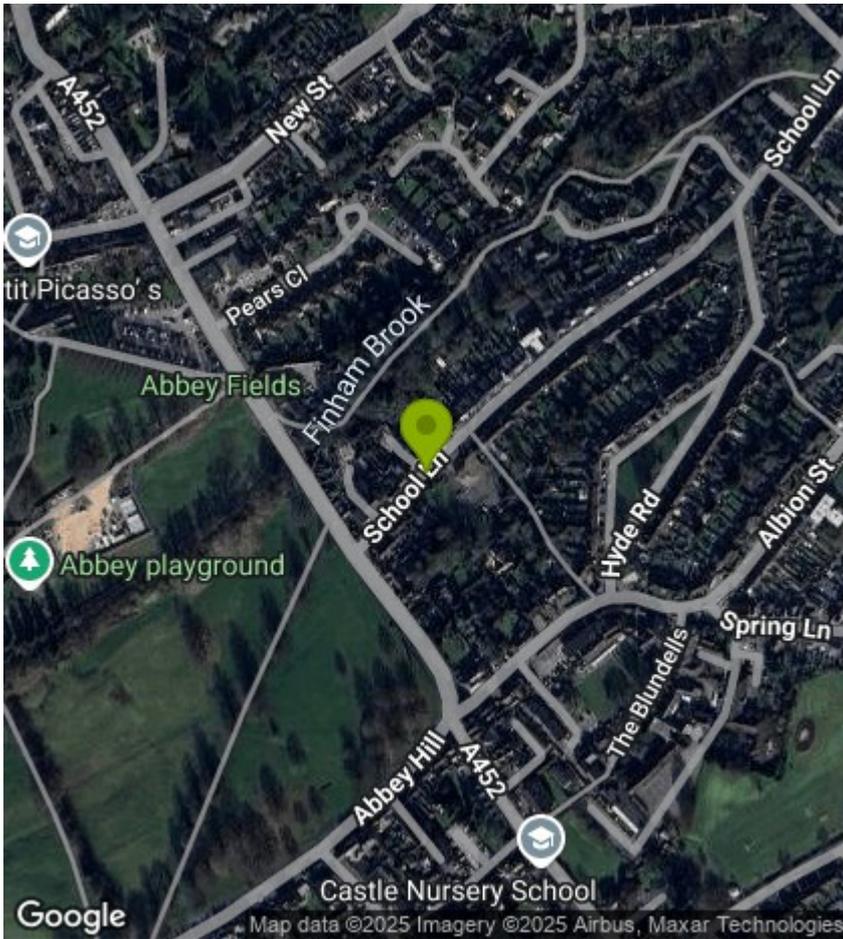
With feature velux window with fitted blind, double door built-in wardrobe cupboard, fitted carpeting, radiator.

SHOWER ROOM

With walk-in fully tiled shower cubicle with glazed door and screen and mains fed thermostatically controlled shower, low level w.c., pedestal wash hand basin, bevelled mirror with strip light and shaver point above, halogen ceiling down lighters, chrome heated towel rail, extractor fan, velux double glazed window with fitted roof blind and superb view, vinyl floor covering.

OUTSIDE

Designated private parking space in carpark area. Rear paved communal garden area. Drying space and bin store.



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) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

