



Woodcote Avenue, Kenilworth

£950 Per Calendar Month

- Well Proportioned Ground Floor Apartment
- Modern Beech Fitted Kitchen
- Double Glazing Throughout
- Well Stocked Private Gardens
- Available NOW Unfurnished
- Two Good Bedrooms
- EPC Rating D - 66
- Gas Central Heating System
- Modern Four Piece Bathroom
- Warwick District Council Tax Band B

Woodcote Avenue, Kenilworth, CV8 1BH

A beautiful presented and immaculate ground floor maisonette on the Castle side of Kenilworth with spacious and comfortable accommodation. The gas fired centrally heated, fully double glazed re-fitted accommodation offers; canopy porch entrance, L shaped entrance hall with storage cupboard, attractive living room with fireplace, re-fitted quality kitchen with integrated appliances, fully fitted tiled bathroom with bath and separate shower, master bedroom with fitted wardrobes, second bedroom/study, delightful gardens to front and rear. Available 25th November 2025.



2



1



1



D - 66

Council Tax Band: B



ENTRANCE

Canopy porch with external light, PVCu double glazed and panelled front door leading into

ENTRANCE HALL

Carpetted L shaped hall with fitted radiator, double louvered door under stairs storage cupboard, radiator, double door storage cupboards with shelving and housing the electricity meter and trip consumer unit, light shade

LOUNGE

16'4" x 10'11"

Attractively carpetted, brass curtain pole with lined blue curtains, reconstituted stone feature fireplace with matching hearth and mantel with inset living flame effect coal gas fire, radiator, t.v. aerial point, coving, lamp shade

KITCHEN

11'4" x 6'4"

Attractively fitted with base and wall units with brushed steel handles, pelmets with down lighter, single drainer single bowl sink unit with mixer tap, window overlooking the delightful rear garden, integrated appliances comprising Bosch ceramic four plate electric hob with illuminated cooker filter above, single electric fan oven and grill beneath, Bosch automatic dishwasher, Bosch integrated washing machine, refrigerator, open corner shelving units, radiator, tiled floor, built-in boiler cupboard housing the wall mounted gas fired central heating, Useful airing shelving

BEDROOM 1

13'6" x 10'10"

Fitted carpetting, wooden curtain pole with unlined curtains to window, radiator, one wall fitted with four door mirror fronted wardrobe cupboards with internal hanging, shelving and useful storage, coving

BEDROOM 2

12'0" x 8'0"

Fitted matching carpetting, coving, lamp shade, wooden curtain pole with lined patterned curtains, radiator, corner mirror with open shelving beneath, ideal as a study or additional second bedroom

FOUR PIECE BATHROOM

With quality suite, white panelled bath with mixer tap with shower attachment, pedestal wash hand basin, low level w.c., separate walk-in fully tiled shower cubicle with mains fed shower and glazed shower door, tiled

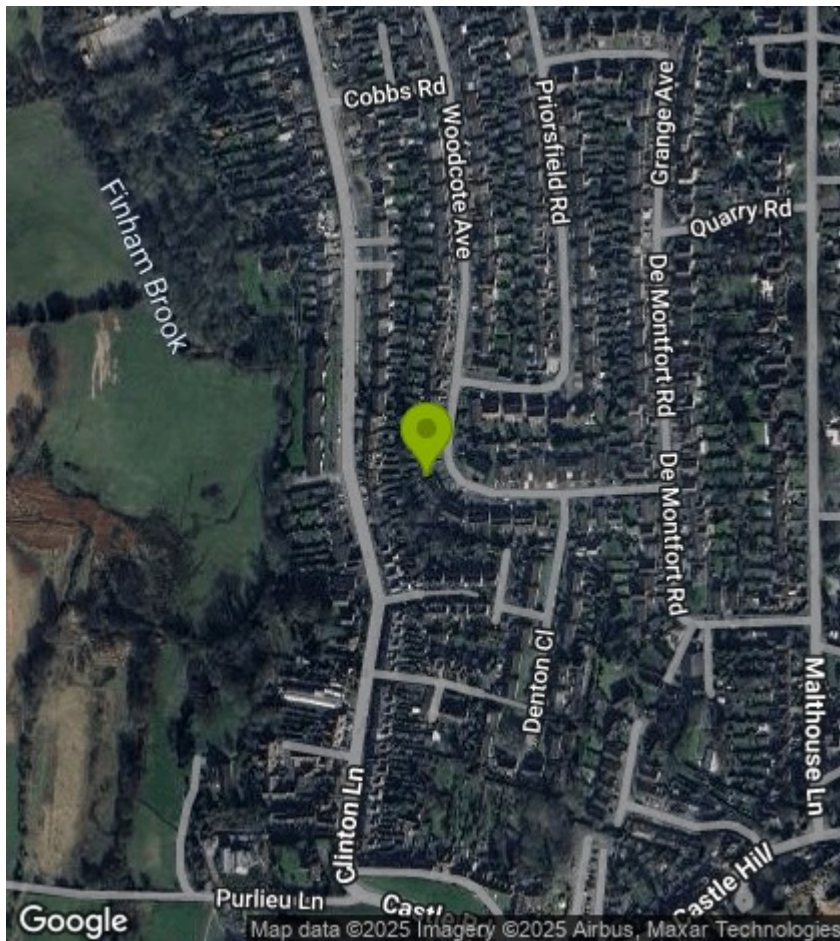
flooring, vertical towel rail/radiator, fully tiled walls with attractive ceramic tiling with decorative insets and dado border

OUTSIDE

To the front of the property is an attractive lawned garden with surrounding flower beds and borders, side pathway leads to the

REAR MAINTAINED GARDEN

With paved patio, lawn, surrounding flower beds and borders, timber garden shed, being a delightful asset to the property.



Viewings

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

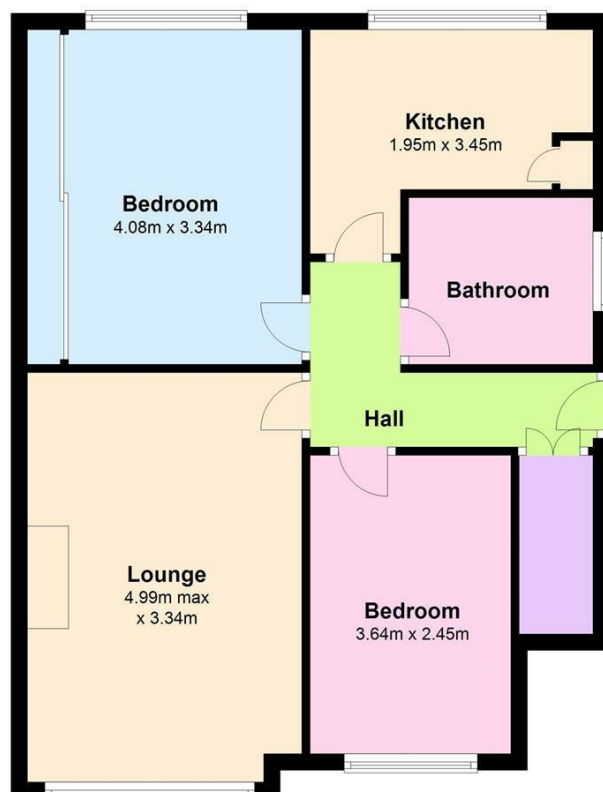
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 60.3 sq. metres



Total area: approx. 60.3 sq. metres