



## Abbey Court, Kenilworth

£1,100 PCM

- Town Centre Two Bedroom Duplex Apartment
- Living/Dining Room
- Two Bedrooms & Study
- Re-Fitted Bathroom with Shower
- Next To Bus Stop & Close To Train Station
- Safe & Secure Town Centre Living
- Energy Rating C
- Re-Fitted Kitchen with Appliances
- Two Roof Terraces with attractive outlook
- AVAILABLE NOW

# Abbey Court, Kenilworth, CV8 1QJ

A lovely two bedroom & study duplex town center apartment. Abbey Court is ideally located for access to Warwick University next to the bus stop & close to Kenilworth Train Station the property comprises a hall, fitted kitchen, lounge & balcony, 2/3 bedrooms & bathroom. Available Monday 5th January 2026 FURNISHED.



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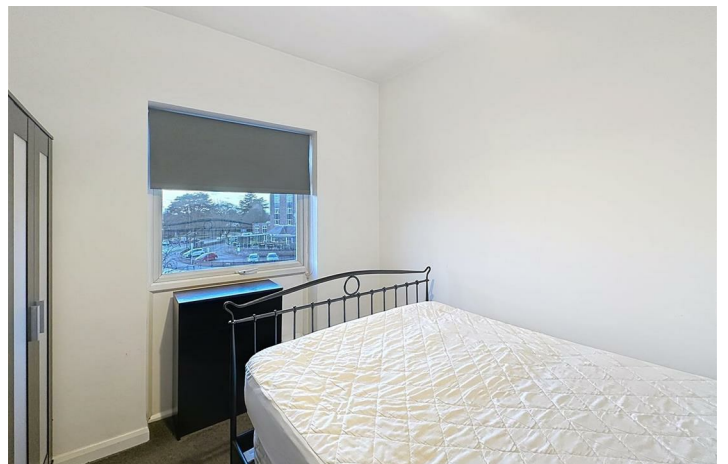
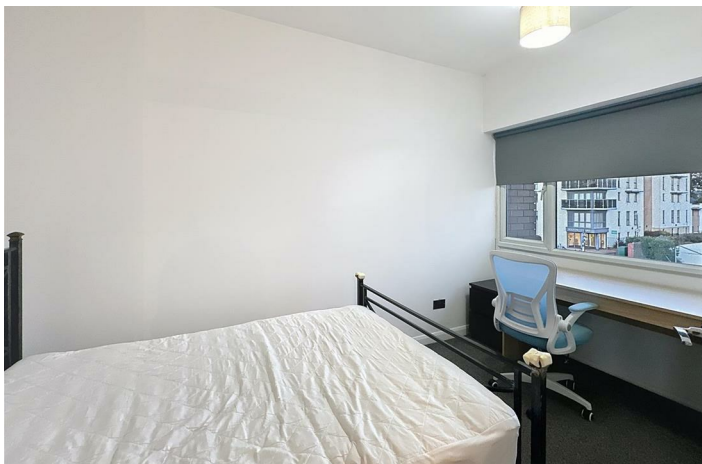


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C - 69

Council Tax Band: C



## THE PROPERTY

A high quality, Two/three bedroom, duplex apartment, located in the centre of Kenilworth. The property benefits from two roof terraces, spacious reception hallway, quality fitted kitchen with appliances provided, large storage cupboards off the hall, good size living/dining room, south facing balcony overlooking Abbey End, first floor, three bedrooms ( 2 doubles), quality fitted three piece white bathroom with shower over bath with porcelain tiling to floor and walls. Internal inspection is highly recommended.

## ENTRANCE

Approached over a communal entrance door with secure entry system leading to a timber gate onto the roof terrace. PVCu double glazed front door with matching opaque PVCu insets, outside light, leading into the

## RECEPTION HALL

4.03 x 2.64 (13'3" x 8'8")

Quality fitted wood strip laminate flooring, radiator, central ceiling light, mains smoke alarm, telephone entry intercom, panelled door to spacious storage cupboard housing the replacement electric isolation unit and power point (ideal for a non-vented tumble dryer), useful under stairs storage cupboard, wall mounted Baxi temperature control for the central heating, panelled door through to

## FITTED KITCHEN

2.62 x 2.39 (8'7" x 7'10")

Fitted with a range of cream shaker style base and wall units, large brushed steel handles wood block effect rounded edge work surfaces, single drainer stainless steel sink with feature quality chrome loop central mixer tap, integrated Whirlpool single electric fan assisted oven with four ring halogen hob, matching illuminated glazed and stainless steel extractor hood above, grey brick bond tiles to splash back, stone effect ceramic tiling to floor, upright fridge/freezer, Bosch 1200 spin washing machine, central light, PVCu double glazed window overlooking the roof terrace, radiator.

## SPACIOUS L SHAPED LIVING/DINING

5.18 x 3.98 (17'0" x 13'1")

Narrowing to 2.95 m. Quality wood laminate flooring, two central ceiling lights, range of brushed steel double power points, t.v. aerial point, radiator, PVCu double glazed window and matching door onto the front roof terrace with delightful views over the vibrant Abbey End and Clock Tower.

## FIRST FLOOR LANDING

Matching banister rail, spindles, feature drop down ceiling light, access to insulated loft space with aluminium drop down ladder, panelled door through to

## DOUBLE BEDROOM 1

3.89 x 2.40 (12'9" x 7'10")

PVCu double glazed window overlooking the roof terrace, central ceiling light, high ceiling, radiator, brushed steel double power points.

## DOUBLE BEDROOM 2

3.01 x 2.87 (9'11" x 9'5")

Central ceiling light, radiator, brushed steel double power points, t.v. aerial point, PVCu double glazed window with delightful views across Abbey End.

## BEDROOM 3

2.99 x 2.20 (9'10" x 7'3")

Central ceiling light, range of brushed steel double power points, t.v. aerial point, PVCu double glazed window.

## LUXURY FITTED BATHROOM

2.62 x 1.70 (8'7" x 5'7")

Quality three piece white suite, low level w.c., pedestal wash hand basin with central mixer tap, "P" shaped bath with low level screen, matching chrome double over size shower head, chrome bath mixer taps, wall mounted heated chrome towel rail/radiator, opaque PVCu double glazed window to rear, extractor fan, central ceiling light, quality grey porcelain ceramic tiling to both floor and walls, high gloss cupboard concealing the Baxi condensing boiler servicing the central heating and hot water.

## OUTSIDE REAR PATIO GARDEN

6.74 x 5.19 (22'1" x 17'0")

Fully enclosed by perimeter fencing and brick wall, offering an ideal area to relax and catch the sunshine.

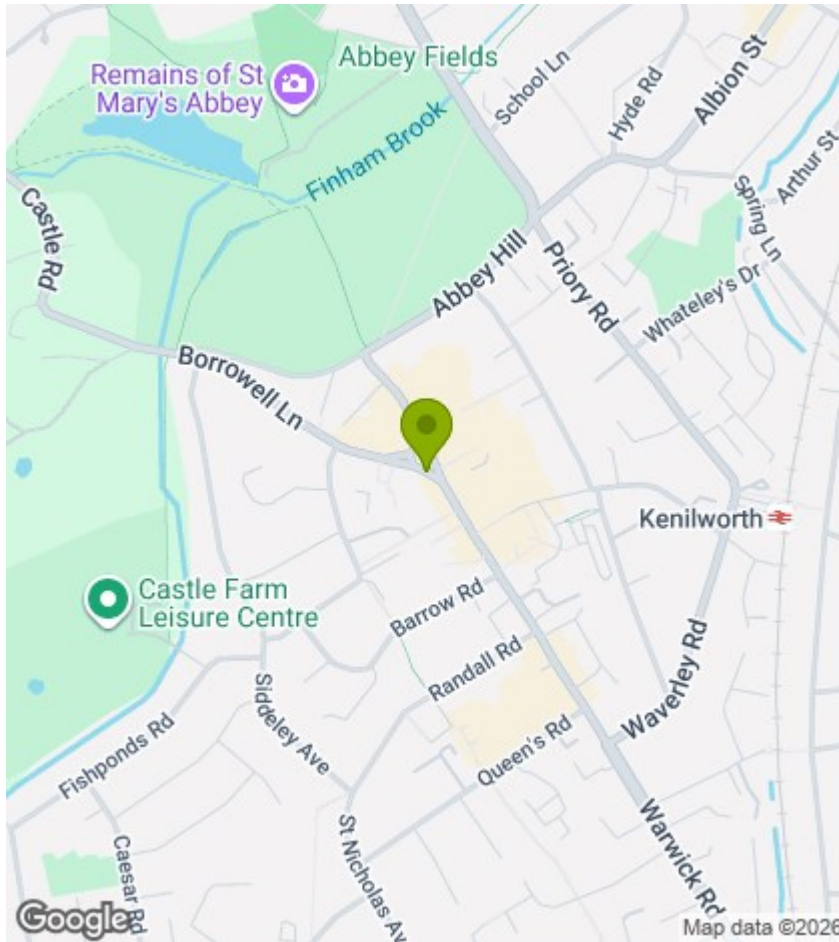
## FRONT BALCONY

5.29 x 1.96 (17'4" x 6'5")

South facing balcony with the benefit of afternoon and evening sunshine with vibrant views across Abbey End.

## PARKING

A yearly season ticket is available through Warwick District Council For Abbey End Car park which is directly behind the flat at a price of £76per calendar month covering parking 24hrs.



## Viewings

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

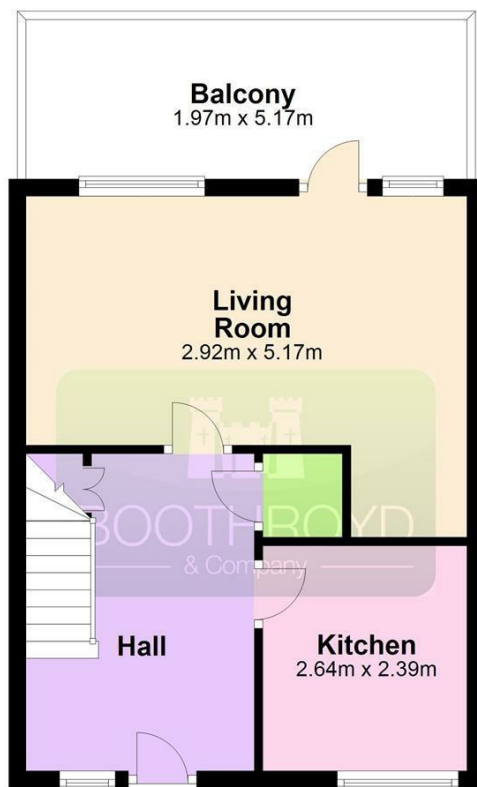
## EPC Rating:

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>                            | 69                      | 74        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

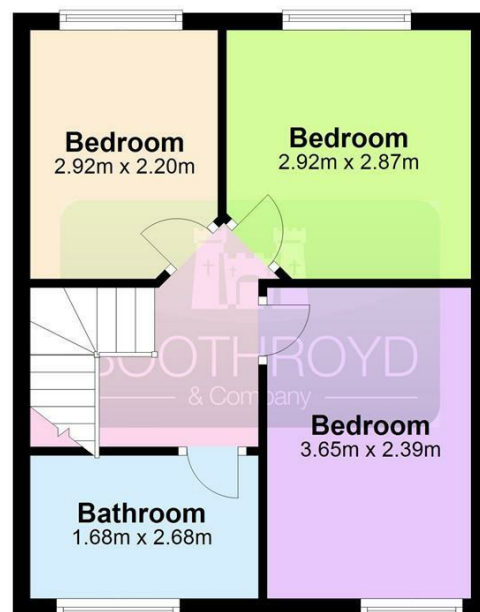
## First Floor

Approx. 34.8 sq. metres



## Second Floor

Approx. 34.5 sq. metres



Total area: approx. 69.3 sq. metres