



Frythe Close, Kenilworth. CV8 2SY

£795 PCM

- One Bedroom Ground Floor Apartment
- Fitted Kitchen with Appliances
- Double Glazing & Storage Heating
- Modern Bathroom with Shower
- Attractive Cul De Sac Location
- Immaculately Presented Throughout
- EPC Rating D - 63
- Allocated Parking Bay
- Ideal for Warwick University
- Warwick District Council Tax Band B

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A great ground floor one bedroom apartment that provides easy access to both Jaguar Land Rover and Warwick University. The property has been refurbished to a high standard by the current owner. With neutral décor and good quality fittings and flooring the property comprises a reception hallway with airing cupboard with washing machine, sitting room with feature fireplace and a fully fitted kitchen with integrated appliances. The bathroom has a P-shaped bath and a thermostatic shower and there is a double bedroom. Outside is an allocated parking bay and communal gardens. Available early June UNFURNISHED



Council Tax Band: B



COMMUNAL HALLWAY

Entrance doors leads into the communal hallway. Security intercom and a further door leads you into the apartment.

HALLWAY

With wood flooring, airing cupboard housing the washing machine and all doors off to:

SITTING ROOM

15'8" x 11'6"

Continuation of the wood flooring, double glazed window to the fore, an electric wall mounted coal effect fire with a contemporary surround and coving to the ceiling

FITTED KITCHEN

Comprehensively fitted with a range of wood effect wall and base units. The base units are contrasted by a granite effect roll topped work surface with a single drainer stainless steel sink unit, mixer taps and a double glazed window overlooking the rear garden. Halogen hob with extractor canopy and set above a fan assisted electric oven. Tiling to splashbacks and floor. Built in fridge and freezer.

BEDROOM

10'10" x 9'7"

Double glazed window to the rear and a night storage heater.

BATHROOM

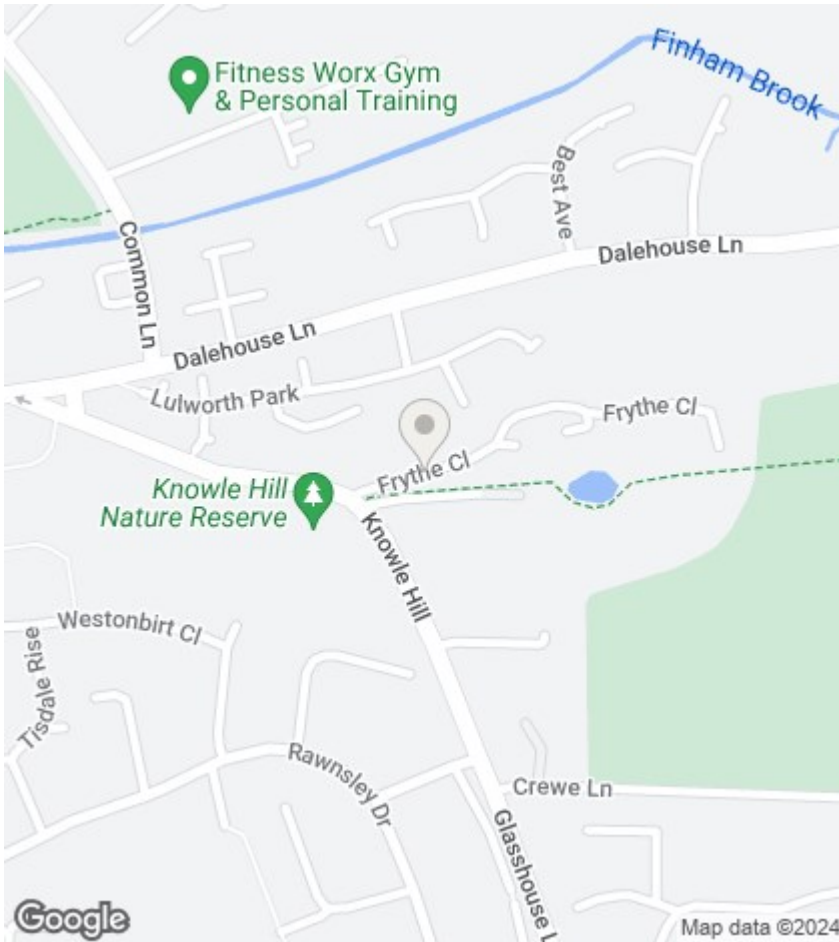
Fitted with a white suite with a panelled bath with a thermostatic shower over, pedestal wash hand basin and a close coupled wc. Fully tiled walls and flooring. Double glazed window to the rear.

OUTSIDE

Accessed from the side of the building and leading to a small communal hallway which is mainly laid to lawn with panelled fencing to the boundary.

ALLOCATED PARKING BAY

There is an allocated parking bay to the fore and additional visitor parking



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	63	69
(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. 37.9 sq. metres

