



## Pennington House, Flat 3, 35 High Street, Kenilworth, Warwickshire, CV8 1LY

Offers In The Region Of £359,950

- Quality Two Bedroom Duplex Apartment Conversion
- Reception Hall, Cloakroom W.C. and Bathroom
- Impressive Dining Kitchen With Views Over Abbey Fields
- Two First Floor Bedrooms
- Gas Central Heating & double Glazing
- Located in High Street With Views Over The Abbey Fields
- Energy Rating C - 79
- Spacious Lounge
- Allocated Parking for 1 Car
- Warwick District Council Tax Band D



# Flat 3, 35 High Street, Kenilworth CV8 1LY

A two bedroom duplex converted apartment, in one of Kenilworth's most sought after and desirable residential locations, within Old High Street and with this property having magnificent views to rear over Nicholas church grounds and the Abbey Fields. The Property, being a Grade II Listed comprises an entrance vestibule, light and airy communal hallway, private hallway with fitted guest cloakroom, three piece bathroom with shower over, dining kitchen with fully integrated appliances, dining space and superb views to rear with balcony overlooking the Abbey Fields. Steps lead down to a lower level drawing room with magnificent views. A separate staircase leads to the first floor landing with two bedrooms, built into the roof space with built-in cupboards, there is a designated car parking space, with modern gas central heating. Viewing is strongly advised.



Council Tax Band: D



## Old Town Kenilworth

Pennington House, Old High Street, Kenilworth – Historic Charm, Breathtaking Views & Vibrant Local Living

Set in one of Kenilworth's most picturesque and desirable locations, Pennington House offers a unique opportunity to own a slice of history with some of the town's most captivating views. Situated along the cobbled charm of Old High Street, this elegant period residence looks out across the serene grounds of St Nicholas Church, with far-reaching vistas stretching over Abbey Fields – a green sanctuary in the heart of the town.

Every window on the east side of the property frames scenes of timeless beauty – from the medieval spire rising above the treetops to the sweeping parkland that changes with the seasons. The views here are not just beautiful, they are deeply atmospheric, offering a rare connection to Kenilworth's rich heritage.

The living experience in this part of town is second to none. Old High Street is a conservation area full of character, lined with charming period homes and just a short stroll from Kenilworth Castle, adding to the area's historic ambiance. But it's not all history and scenery – just steps from your front door lies a thriving social scene.

Residents of Pennington House enjoy easy access to a curated selection of independent bars, restaurants, and cafés that give Old Town Kenilworth its vibrant, village-within-a-town feel. Whether it's a cosy pub lunch at The Old Bakery, modern dining at The Cross – Kenilworth's Michelin-starred jewel – or coffee and cake at one of the artisan cafés, there's always something to savour. Evening drinks on a warm summer night, Sunday brunch after a walk in Abbey Fields, or fine dining with friends – the lifestyle here is rich, relaxed, and effortlessly enjoyable.

Pennington House is more than a home – it's an experience of place, of community, and of understated luxury in one of Warwickshire's most sought-after locations.

### Entrance

External glazed door to communal entrance porch with oak storage cupboard, entry intercom and letter boxes. Further security glazed door to

### L shaped entrance hall

With panelled front door to entrance hall with video entry intercom receiver and door release, radiator, fitted matting, ceiling down lighters and panelled doors, and stairs rising to the first floor.

### Bathroom

With a panelled bath with fitted shower screen, central mixer tap and shower attachment, oak recess with matching surrounds and fitted mirrors, low level w.c., wash hand basin, oak flooring and ceiling down lighters, oak flooring, radiator.

### Cloakroom W.C

With Oak flooring, low level w.c., wall hung wash hand basin, radiator, ceiling down lighters, extractor fan.

### Utility Store Cupboard

With storage space, 18th edition electric consumer unit and space and plumbing for a washing machine/dryer.

### Dining Kitchen

13'7" x 14'11"

With Oak faced base units and granite work surfaces, inset stainless steel sink unit, fitted range cooker, integrated appliances comprising automatic dishwasher, refrigerator, freezer, illuminated cooker hood, space for dining table and chairs, radiator, feature original Georgian style sash window with most magnificent views over Abbey Fields to the lake beyond, space for large breakfast or dining table.

### Lounge

16'4" x 20'3"

Four steps down to the living room, with magnificent sash window with further views over the Abbey Fields and superb southerly facing aspect, balcony beyond, ceiling wall up lighters, dado rail, central ceiling light, two radiators, t.v. aerial point.

### First Floor Landing

Feature carpeted staircase leads to first floor landing with radiator, ceiling downlights, door to



### Double Bedroom One

10'4" x 12'2"

With reducing head height, feature oak bedside cabinets with raised plinth with fitted double bed with matching headboard, two double door built-in eaves wardrobe cupboard, radiator, two roof lights and ceiling down lighters.

### Double Bedroom Two

9'0" x 12'3"

With reducing head heights, radiator, double door built-in wardrobe cupboard, down lighters, three further storage cupboards, two Velux windows with fitted blinds, cupboard housing the Baxi combination boiler servicing the hot water and central heating.

### Parking

Designated car parking space, magnificent views from the communal car park area over the Abbey Fields.

### Tenure

The property is leasehold.

### Leasehold Information

Lease Start Date 25 March 2004

Lease End Date 25 Mar 2129

Lease Term 125 years

Lease Term Remaining 105 years

Peppercorn ground rent - £1 a year

Annual service charge - £1,464.95

### Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.












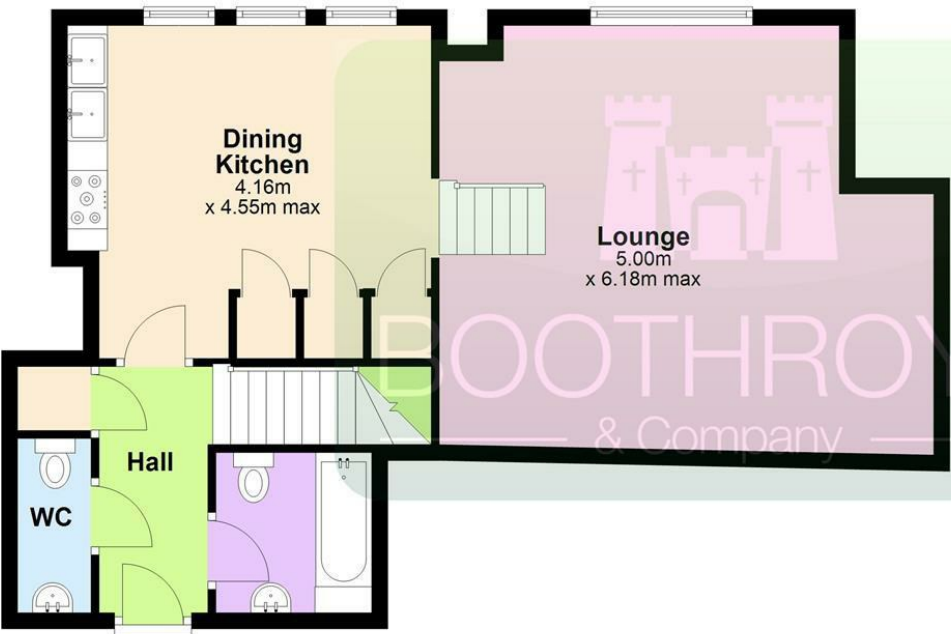
### Viewings

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

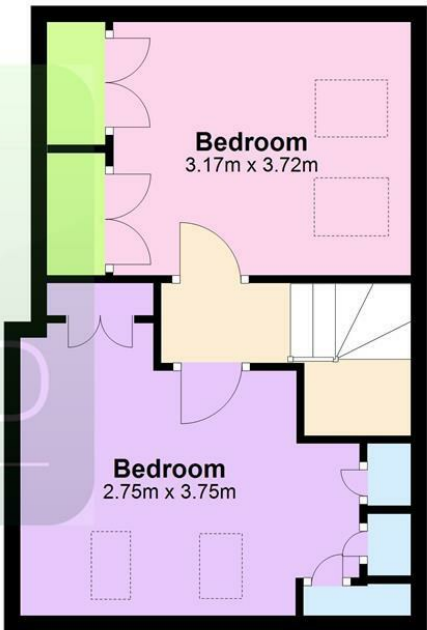
EPC Rating: C

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>	79	81
(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 Flat**  
Approx. 63.6 sq. metres



**Top Floor**  
Approx. 34.9 sq. metres



Total area: approx. 98.5 sq. metres