



## Flat 2, Kenilworth Hall Bridge Street, Kenilworth, CV8 1BQ

Offers In The Region Of £249,950

- Two Bedroom Character Ground Floor Apartment
- Spacious Living/Dining Room With Walk In Bay
- Quality Kitchen
- Bathroom & Ensuite
- Viewing highly Recommended
- Located On Bridge Street, Old Town Kenilworth
- Energy Rating D - 67
- Two Good Bedrooms
- Close To Old Town & The Abbey Fields
- Warwick District Council Tax Band C



# Kenilworth Hall Bridge Street, Kenilworth CV8 1BQ

A superbly located ground-floor two-bedroom apartment within this delightful period converted property, in Old Kenilworth, adjacent to the Abbey Fields. The accommodation offers: secure communal entrance with own front door leading into reception hallway, living/dining room, with feature bay window, quality fitted kitchen, main bedroom with ensuite and fitted wardrobes, bathroom, allocated parking for one vehicle. The property benefits from an extended lease. Viewing is highly recommended.



Council Tax Band: D



### Approach

Approached over a paved pathway, with steps up to a communal hardwood double entrance door.

### Communal Reception Hall

Impressive entrance hall with secure intercom enclosed lobby, high ceilings and stone flooring.

### Hall

With a radiator, adjacent doors leading off to

### Living/Dining Room

With raised walk-in bay sash window with views towards the abbey fields and over the communal gardens, t.v point, telephone point and radiator.

### Refitted Kitchen

The kitchen is comprehensively equipped with a range of white high-gloss base and wall units, including fitted drawers and a carousel corner cupboard. It features wood grain effect rounded edge work surfaces, and matching shelves. The kitchen includes a one-and-a-half bowl stainless steel sink with a chrome mixer tap and integrated appliances such as a slimline dishwasher, four-ring gas hob, electric under-counter oven and grill, illuminated cooker hood, and a stainless steel splashback. There is also space and plumbing for a washing machine and a separate upright fridge freezer. The flooring is made of porcelain tiles, and the room is complemented by a sash window with fitted shutters and two ceiling strip lights.

### Double Bedroom One

With opening sash window, useful built-in wardrobes with over-bed storage cupboards, radiator, TV and telephone points with door to

### Refitted Ensuite

With a three-piece white suite with low-level w.c, corner shower enclosure with mains-fed shower with chrome heated towel rail, wall-hung vanity sink unit with draw below, porcelain tiles to floor and walls, extractor fan and ceiling down lighters.

### Double Bedroom Two

With sash window to side, built-in storage cupboard also housing shelves and baxi combination boiler servicing the hot water and central heating.

### Bathroom

Three-piece white suite with low-level w.c., panelled bath with chrome mixer and shower attachment, corner vanity wash hand basin with cupboard below, ceramic tiles to floor and walls, extractor fan and ceiling light.

### Communal Gardens

Attractive lawned gardens surrounding the property with hedging and trees, and planted borders.

### Parking

The property comes with 1 allocated parking space.

### 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

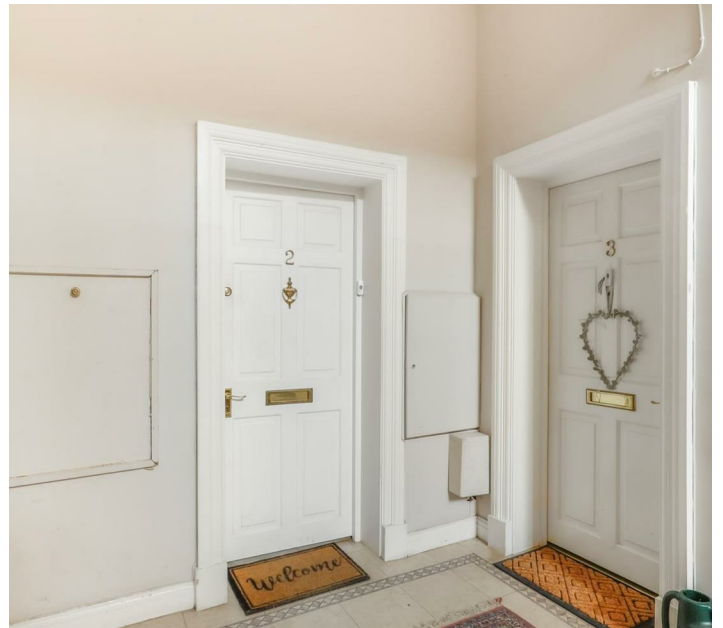
### Tenure

The property has an extended lease of 210 years from 29th September 1986. There is a monthly service charge £293.53 payable to Olive Leaf Letting the management agents

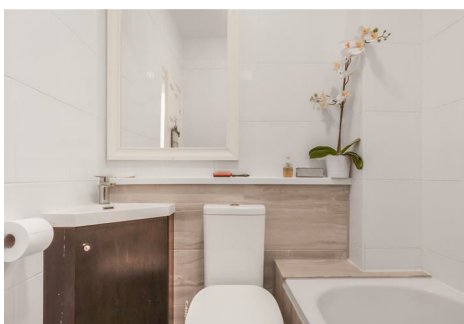
### Fixtures & Fittings

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

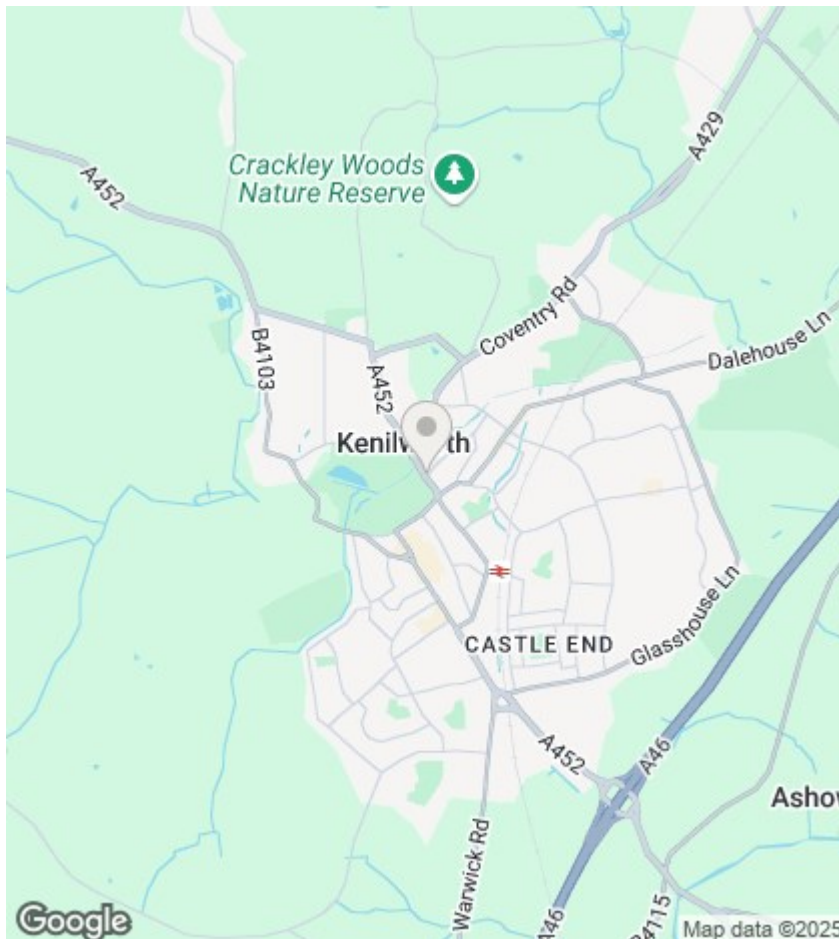












## Directions

## 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	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOCATION  
Kenilworth Hall

DETAILS  
Total area: 62.65 m<sup>2</sup>  
674.35 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

0.0 0.5 1.0 1.5 2.0m  
1:63

### ▼ Ground Floor

TOTAL AREA: 62.65 m<sup>2</sup>

