



Albion Street, Kenilworth

£825 Per Calendar Month

- One Bedroom Top Floor Apartment
- Energy Rating C - 73
- Gas Central Heating & Double Glazing
- Security Entrance Door
- Warwick District Council - Tax Band A
- Close To Kenilworth Town Centre & Abbey Fields
- One Double Bedroom
- Unfurnished/Furnished
- Local Amenities Close By
- AVAILABLE NOW

Albion Street, Kenilworth, CV8 2LX

A spacious one bedroom top floor purpose built apartment with the benefit of full PVCu double glazing and gas fired central heating with generous rooms. With security intercom access through the well managed and maintained communal area to the apartment it has a reception hall, lounge, fitted kitchen, good sized bedroom and modern bathroom with shower and a range of useful storage areas within the flat and in the communal areas and off road parking. Located close to Kenilworth Town Centre and Abbey Fields within easy walking distance to local amenities located on Albion Street. AVAILABLE NOW and can be furnished/unfurnished upon request.



1



1



1



C - 72

Council Tax Band: A



Approach

Approached via a communal entrance with stairs up to a top floor apartment with no. 94 entrance door with opaque glazed glass inset.

Reception Hall

Reception hall with radiator, intercom entry system, LED spotlights, smoke alarm, meter box and coat rail with timber panel doors off to

Lounge

14'11" x 10'5"

Double glazed window to front elevation facing a southerly aspect, radiator, two ceiling lights and curtain rail. Storage cupboard housing the wall hung Baxi condenser boiler with useful shelving.

Kitchen

8'9" x 9'0"

Fitted with a range of matching base and wall units with rollover worktop and single drainer stainless steel sink unit overlooking the front elevation, new slot in electric double oven and grill with four ring gas hob, space for washing machine (can be provided if needed) and Logik fridge/freezer, double glazed window to front, ceramic tiling to splash back areas, ceiling light, radiator, breakfast bar, built in pantry cupboard with shelving and opaque double glazed window.

Bedroom

10'6" x 12'10"

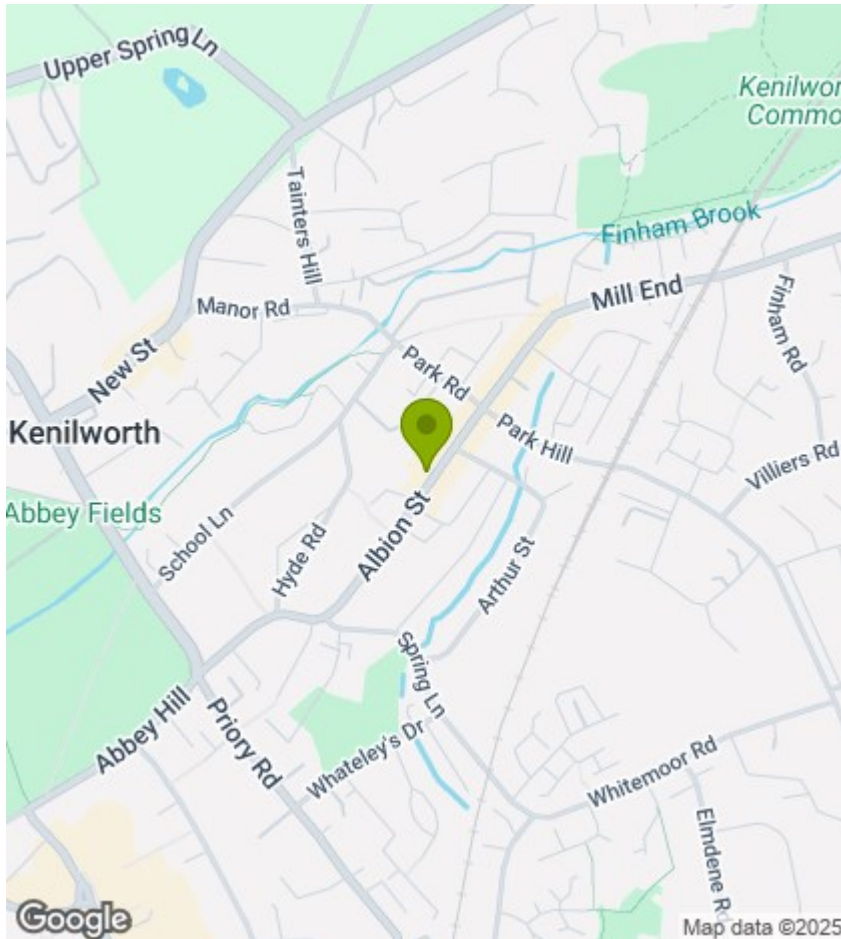
Into a spacious bedroom with a double glazed window to the side elevation, radiator, central ceiling light, storage cupboard with shelving and hanging rail. Wall hung tv unit with shelving. Furniture to be included on request.

Bathroom

Three piece white suite, with low level w.c., pedestal wash hand basin, panelled bath with shower over and matching chrome fittings, ceramic tiling to walls, opaque double glazed window to rear, central ceiling light, wall hung radiator, vinyl floor.

Outside

Communal lawned gardens with drying area and off road parking on a first come first served basis. Outside useful storage area and communal bin store.



Viewings

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

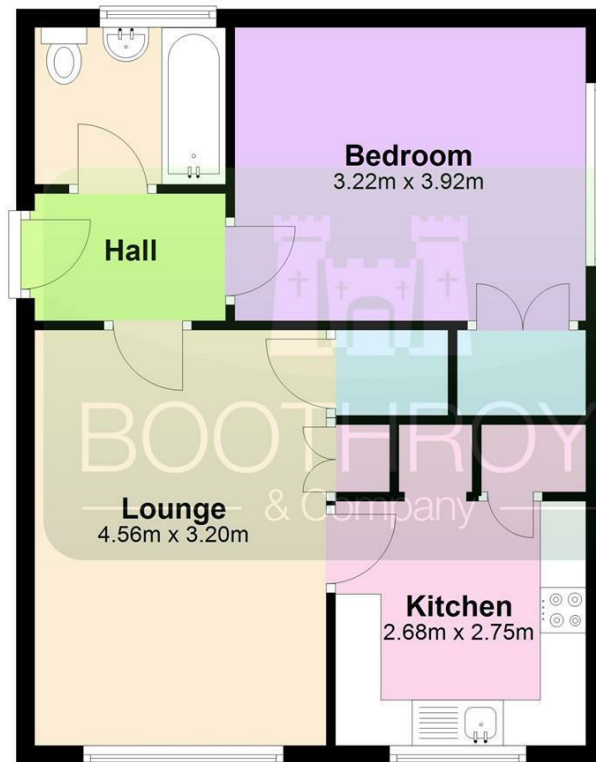
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Top Floor Flat

Approx. 47.9 sq. metres



Total area: approx. 47.9 sq. metres