



New Street, Kenilworth

£850 PCM

- Ground Floor Maisonette
- Shower Room
- Kitchen With Appliances
- Ideally Located For Warwick University
- Permit Parking Available
- One Double Bedroom
- EPC Rating C
- Shared Garden with Shared Storage
- Electric Heating
- Available 28th August 2026 UNFURNISHED.

New Street, Kenilworth, CV8 2EZ

PERFECTLY LOCATED FOR WARWICK UNIVERSITY. A one bedroom apartment within this conversion. With an attractive sitting room, one bedroom, shower room and kitchen with appliances. With its own private entrance and maintained shared garden to the rear. Available 28th August 2026 UNFURNISHED.



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C - 76

Council Tax Band: B



THE PROPERTY

This flat was built in the 18th Century in what is known as 'old Historic' Kenilworth. It was a local hostelry called 'The Barrel and Cask' in the first half of the 19th Century but now the converted cottage which is grade 2 listed, has been fully modernised for the 21st Century and provides 1 double bedroom ground floor facility with all modern accoutrements.

Situated in a main road location close to Abbey Fields, the old High Street and Kenilworth Castle. This conveniently located Apartment is ideal for Warwick University and local employment centres as well as surrounding towns such as Coventry. The attractively presented accommodation offers, private front door to lobby, spacious living room with Study/dining recess, fully fitted Kitchen with appliances, fully fitted shower room, double bedroom, outside secure shared Walled patio and garden with outside storage outbuilding having southerly aspect, economical, fully programmable electric radiator heating, carpets, décor and appliances and permit parking in Abbey Fields Car Park. The Apartment is available NOW

ENTRANCE

With fitted carpeting and opening to the

SITTING ROOM

4.60 x 3.81 (15'1" x 12'6")

With matching fitted carpeting, study/dining area, four power points, telephone point, Georgian sash window to front with fully programmable modern electric radiator beneath, further radiator, two ceiling light points, t.v. aerial point on two positions and door to large storage cupboard with under stairs storage, fitted light and access to cellar storage through a trap door which houses the electricity meter and the trip consumer unit.

INNER HALLWAY

With ceiling light, carpeting and doors off to

SHOWER ROOM

2.03 x 1.55 (6'8" x 5'1")

With corner quadrant shower with fully tiled walls, Mira Sport electric shower with glazed shower doors, vanity unit with porcelain wash hand basin with mixer tap, pop up waste, tiled splash backs and double cupboards beneath with mirror above, low level w.c. with concealed cistern, wood effect vinyl floor covering, fully programmable modern electric radiator, extractor fan, light fitment.

FITTED KITCHEN

2.95 x 1.57 (9'8" x 5'2")

Comprehensively fitted with high gloss bevelled base and wall units with brushed steel handles, rounded edge work surfaces with matching up-stands with inset single bowl single drainer stainless steel sink unit with mixer tap, integrated four ring ceramic electric hob with illuminated cooker filter above and single electric fan oven and grill beneath, fitted automatic washing machine, refrigerator with ice box, wood effect vinyl floor covering, window overlooking the rear garden, spot light fitment and mains wired smoke alarm

DOUBLE BEDROOM

3.25 x 2.77 (10'8" x 9'1")

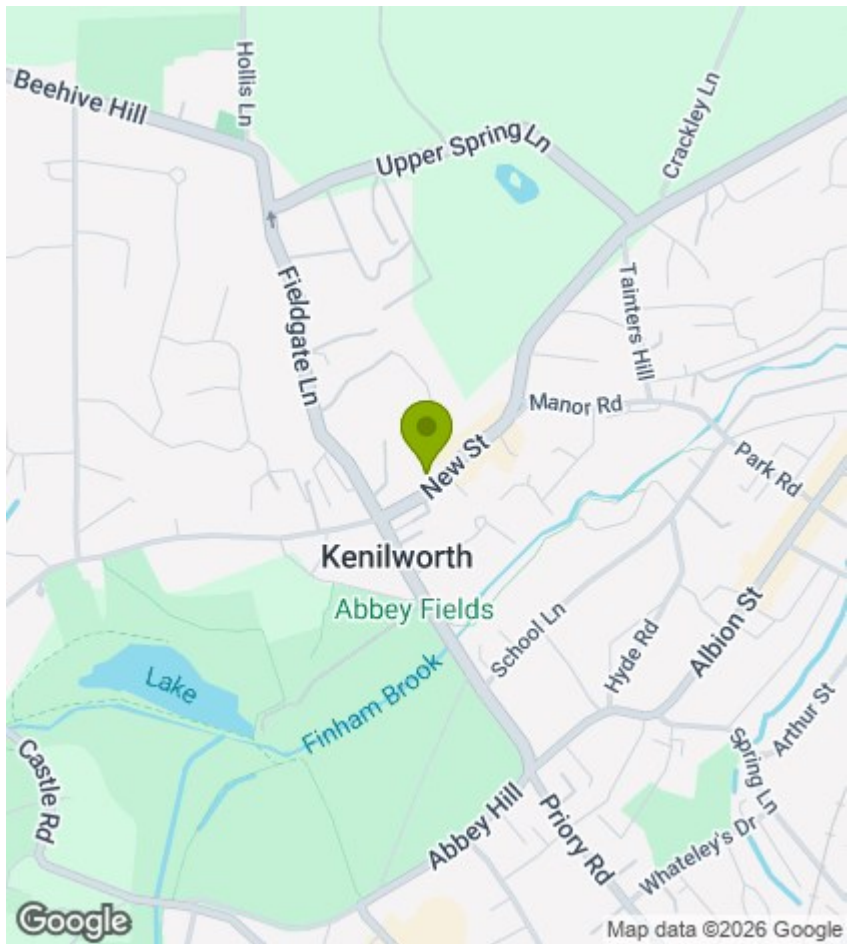
With matching carpeting, fully programmable modern electric radiator, window to rear with vertical blinds, hardwood and glazed door leading to the outside garden.

OUTSIDE

There is an attractive hard landscaped tiered rear patio area of some 25 square meters for seating with electric and water facilities. The main garden area which is shared with the tenants above, is a 125 square meter grassed area with mature trees and is a great place to relax on warm evenings. The garden has a substantial secure walled perimeter. The maintenance of the garden is the tenants responsibility.

Additionally there is a shared outbuilding which provides useful storage to such things as bicycles, BBQ equipment etc.

There is a secure and substantially gated side passageway for access to the garden from the street. In addition to the availability of a parking permit facility for the local Abbey Fields Car Park, the premises are on two main bus routes (no 11 & X 17) with very regular services to Kenilworth and Coventry and both Warwick and Coventry Universities. There is easy access to local countryside and Abbey Fields facilities, it is also adjacent to "The Cross" Michelin starred restaurant and other eateries.



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	76	79
(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 	

