BOOTHROYD
& Company

St. Marys Court, Kenilworth

£1,800 PCM

- Kenilworth Town Centre
- Four Bedrooms/Two Bathrooms
- Gas Central Heating
- Garage En BLoc
- Dining Kitchen With Appliances
- Gated Community
- EPC Rating C
- Double Glazing Throughout
- Three Storey Mews House
- Available NOW FURNISHED

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

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St Marys Court, Kenilworth, CV8 1JH

A three storey mid mews house located in this gated community in the heart of Kenilworth Town Centre. With a lobby, lounge, inner hallway & cloakroom & a dining kitchen. There are four bedrooms, master with ensuite & family bathroom over two floors. Garage en bloc. Available NOW FURNISHED

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Council Tax Band: E

THE PROPERTY

Located in the heart of Kenilworth within this exclusive gated community. This mews property has generous accommodation arranged over three floors and has been completely redecorated ahead of this tenancy. The property has a small courtyard garden to the front with wrought iron railings and gate. You enter the property into the vestibule hallway with access into the lounge. With a feature fireplace and furniture that includes two leather sofas and tables. The inner hallway has a cloakroom and door into the fitted dining kitchen with integrated appliances that include a washing machine, fridge freezer, oven and hob and a dishwasher. On the first floor are three bedrooms and a family bathroom whilst the second floor has the master bedroom and shower room. Outside is a courtyard garden with gate on the garage and parking. The property is Available NOW FURNISHED

APPROACH

With wrought iron fencing and gate, you approach across a paved pathway to the composite entrance door with coachlight.

VESTIBULE

With coat hanging and door into the lounge.

LOUNGE

13'5" x 9'8"

With Georgian style double glazed window to the fore with a radiator beneath, feature stone fireplace with matching hearth and mantel. Coving to ceiling and ceiling light and having two leather sofas, coffee and matching occasional table, bookcase, tv and stand. A door leads into the internal hallway.

INNER HALLWAY

Dog leg staircase rises to the first floor landing, radiator, storage cupboard and doors into the kitchen and cloakroom.

CLOAKROOM

With a close coupled wc and pedestal wash hand basin, tiled floor and splash backs. Extractor fan.

DINING KITCHEN

10'0" x 13'5"

Comprehensively fitted with a range of modern wood fronted units to wall and base. The base units have a stone effect roll topped worksurface over with an inset stainless steel sink unit set beneath the double glazed window to the rear. Tiling to splashbacks. Built in oven with a four ring gas hob over with a matching brushed steel extractor canopy. The canopy is flanked with two display cabinets. There is an integrated fridge freezer, dishwasher and washing machine. Tiled flooring. The dining area has uPVC French doors onto the rear garden, coving to ceiling and a radiator.

LANDING

Stairs rise to the second floor landing and all doors off to

BEDROOM TWO

13'7" x 7'7"

Two uPVC double glazed windows to the rear with a radiator beneath. Built in cupboard, double bed with bedside cabinets, chest of drawers and dressing table.

BEDROOM THREE

7'4" x 12'6"

UPVC double glazed window to the fore with a radiator beneath., wardrobe, bedside cabinet and a chest of drawers.

BEDROOM FOUR/OFFICE

12'6" x 5'10"

UPVC double glazed window to the fore with a radiator beneath, bookcase desk and chair.

FAMILY BATHROOM

Fitted with a white suite that comprises a panelled bath with mixer taps, pedestal wash hand basin and a close coupled wc. Radiator, tiled floor and splash backs and an extractor fan.

MASTER BEDROOM

13'0" x 11'4"

Two velux windows to the fore, radiator, built in double wardrobe. Double bed and bedside cabinets. Access to loft void.

SHOWER ROOM

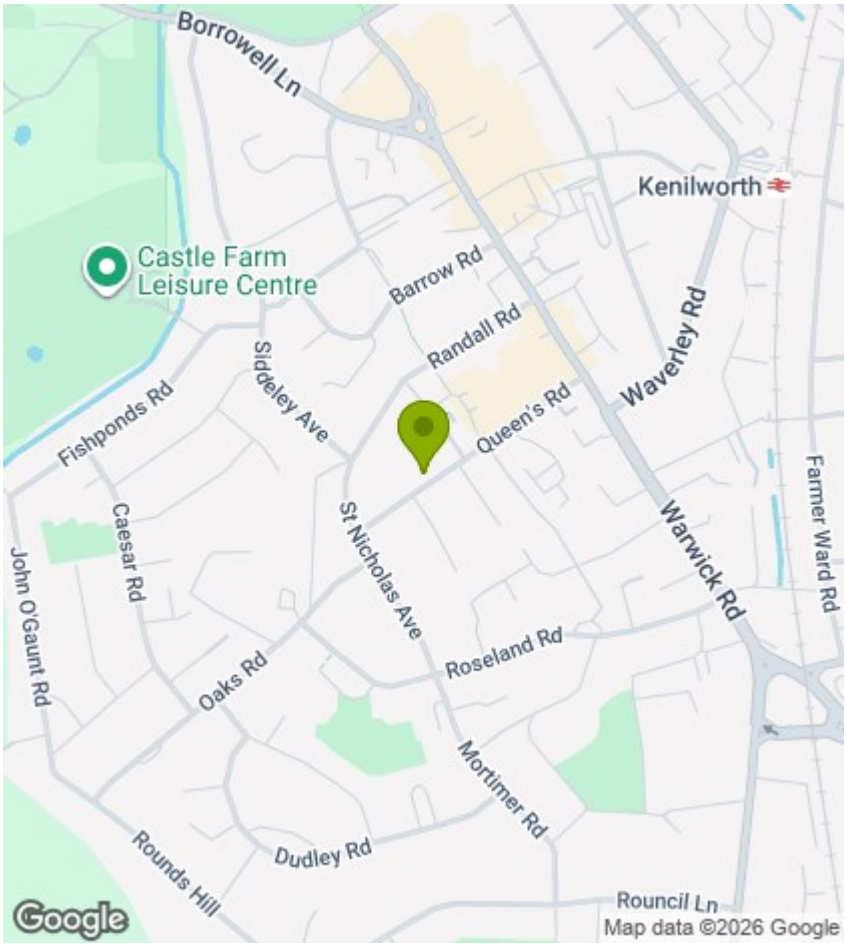
With a frosted velux window, pedestal wash hand basin, close coupled wc and a double shower cubicle. Radiator, towel rail, shaver point and airing cupboard.

REAR GARDEN

Paved with fencing to boundary. A gate leads you to the garages.

GARAGE EN BLOC

With up and over door and parking in front.

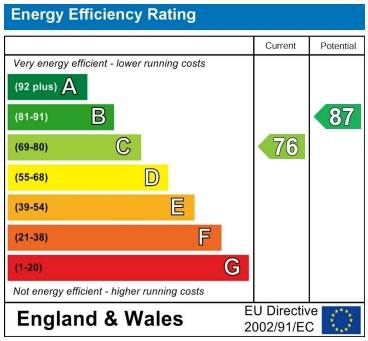


Viewings

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

EPC Rating:

C



Total area: approx. 100.6 sq. metres

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