

ABBAY HILL, KENILWORTH CV8 1LU



A WELL PROPORTIONED ONE BEDROOM FLAT, SITUATED IN THE CENTRE OF KENILWORTH, WITH INTERNAL VIEWING RECOMMENDED TO APPRECIATE THE SIZE

- **Kitchen with gas hob and electric oven**
 - **Ground floor wc**
 - **Duplex flat**
 - **One bedroom**
 - **Unfurnished**
- **Restrictions: Not suitable for children or pets.**
 - **Available from January 2023**
 - **Current EPC Rating: 48 (E)**

1 BEDROOMS

£750

Hawkesford are pleased to present this one bedroom, duplex apartment benefit from a living room measuring 4.03m x 4.41m. gas central heating. Viewing is recommended to appreciate the size of this property.

The property is located in the heart of Kenilworth town centre and is within walking distance of the shops and Abbey Fields.

Entrance hall

With door giving access into the ground floor wc. Fitted with a peach low level wc and washing hand basin. Obscure glazed window to the side elevation.

Kitchen 9'7" x 8'4" (2.93 x 2.56)

Fitted kitchen with wall and floor cupboards. Integrated gas hob and electric oven with extractor fan over. Window to the rear elevation.

Lounge 13'2" x 14'5" (4.03 x 4.41)

Measurements do not include the understairs area. Three windows to the side elevations and staircase leading off to the first floor

Bedroom One 11'0" x 12'0" (3.36 x 3.67)

With dual aspect windows. Feature fireplace surround.

Storage cupboard with hanging rail and shelf.

En-suite Bathroom

Fitted with a white suite to comprise; low level wc, wash hand basin, bath with shower over

Outside

Communal parking, one space for this flat

Lettings Disclaimer

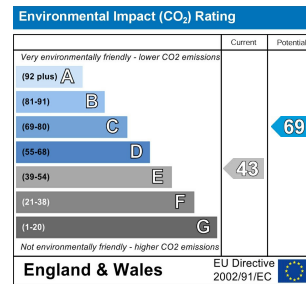
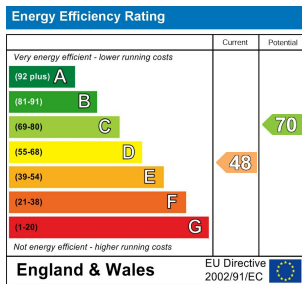
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up.

TAX BAND

Council Tax Band "B" from Warwick District Council

Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)



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