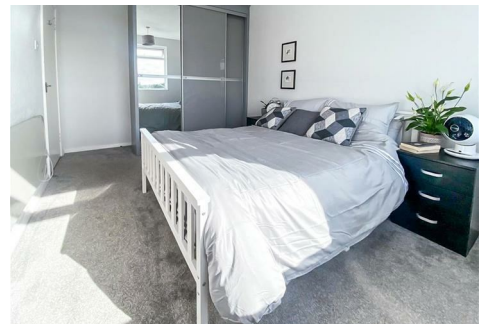




MATTHEW JAMES

Property Services



Flat 25 Abbey Court, Kenilworth, CV8 1QH

Offers Over £145,000

Spacious apartment in a prime location offered for sale with NO CHAIN

Situated in the vibrant heart of Kenilworth Square, this delightful one-bedroom apartment offers the perfect blend of comfort and convenience. Surrounded by a plethora of restaurants, coffee shops, bars and local amenities right at your doorstep, you will enjoy a lifestyle filled with culinary delights and social opportunities. Plus, the picturesque Kenilworth Park is only a short stroll away.

As you enter through secure access, stairs lead up to the apartment. You are welcomed into a spacious hallway that features a handy storage cupboard. The generous lounge/dining area is bathed in lovely natural light, creating an inviting atmosphere. The modern kitchen is well-equipped with an integrated oven, hob, and extractor fan and space for electrical appliances. The double bedroom is a tranquil retreat, complete with built-in wardrobes to maximize space. A contemporary fitted bathroom adds to the apartment's appeal, offering a stylish and functional space. This property is well maintained and presented, ready for you to move straight in with the added advantage of electric heating and double glazing.

This is an ideal opportunity for first-time buyers or investors looking to capitalize on a prime location. Working professionals will love the advantage of excellent transport links to Coventry, Warwick, and Leamington.

Don't miss out on this fantastic opportunity to call Kenilworth Square home!

Approach



Bedroom

14'8 x 9'2 (4.47m x 2.79m)



Bathroom

8'6 x 5'11 (2.59m x 1.80m)



Entrance Hallway



Lounge

14'1 x 10'10 (4.29m x 3.30m)



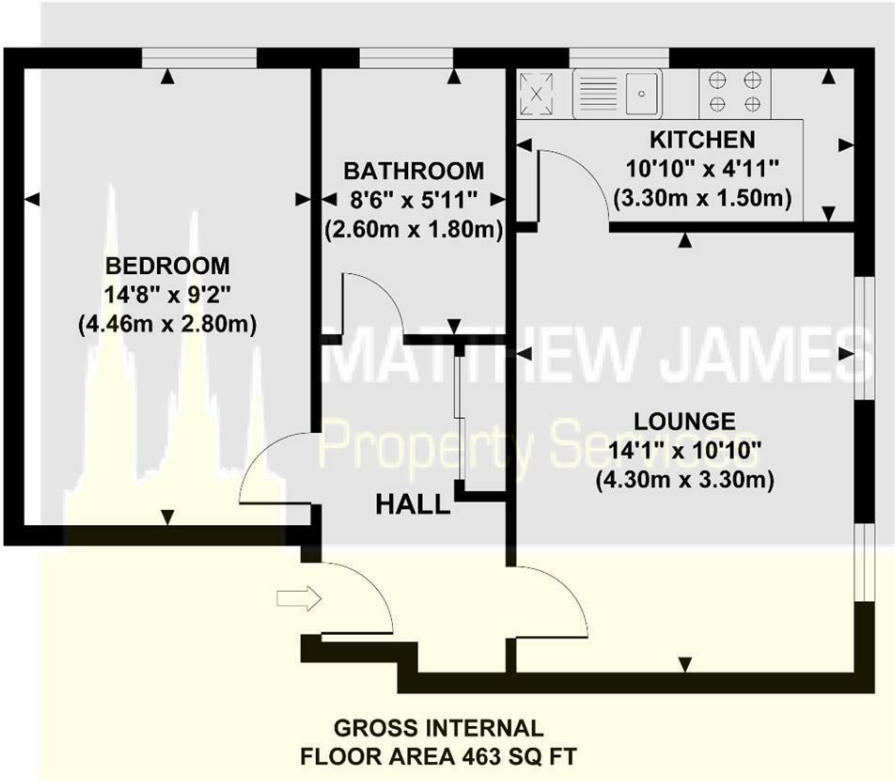
Kitchen

10'10 x 4'11 (3.30m x 1.50m)



Floor Plan

FLAT 25 ABBEY END, KENILWORTH
Approximate Gross Internal Area 463 sq ft / 43.01 sq m

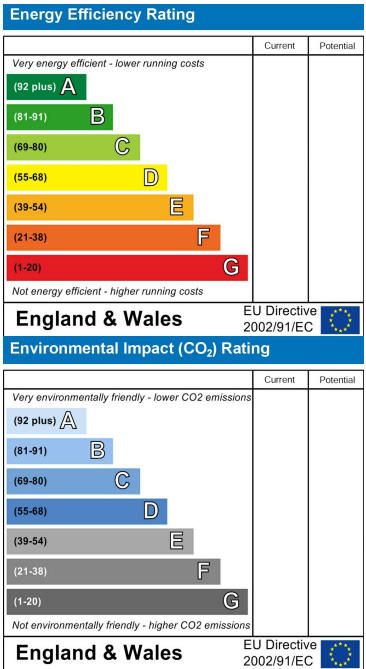


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter