

BELVOIR!

Guide Price £389,000



5 Kenilworth Mews Kenilworth

, Leamington Spa CV32 4QT

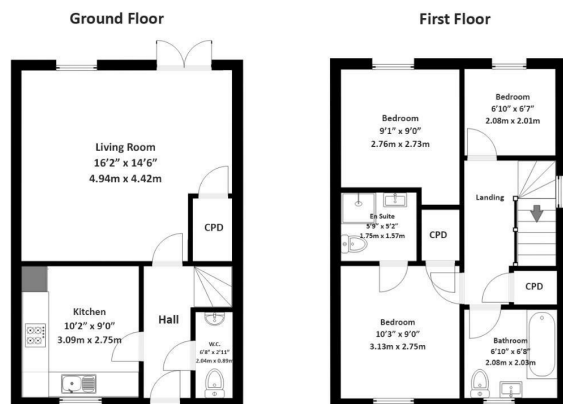
**** NO ONWARD CHAIN ****

This purpose-built home is perfectly located in the heart of Leamington Spa, offering a blend of modern living and convenient access to local amenities in North Leamington. Situated close to the parks and just a short distance from transport links, this property offers a quiet yet central setting.

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Total Living Area 72.52 square metres / 781 square feet



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ACCOMMODATION

The property is accessed through a gated entrance, ensuring both security and privacy, with one allocated parking space. Enter via a welcoming hallway that leads to the well-designed kitchen to the side and a convenient downstairs WC. The spacious living room is bright and airy, featuring French doors that open out to a private, walled courtyard garden, perfect for relaxing or entertaining.

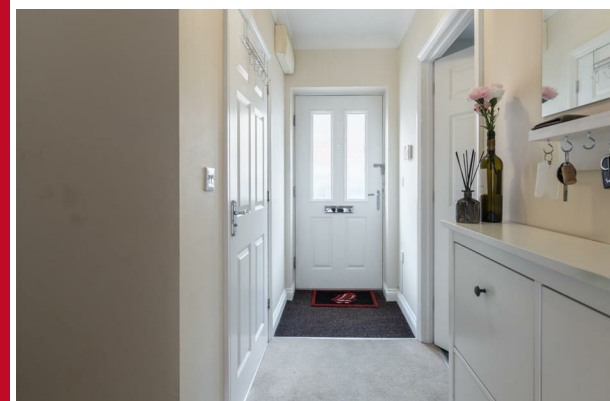
Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own ensuite shower room. A modern family bathroom completes the upstairs layout.

This property is ideal for professionals, small families, or investors looking for a secure and low-maintenance home in a sought-after area. Whether you're enjoying the peaceful garden, strolling through nearby parks, or taking advantage of the nearby amenities, this home offers an excellent balance of comfort, convenience, and modern living.

There is secure gated parking with one allocated space.

Please note there is private loft access and under stair storage.

The vendor has informed us of a £500 charge per year for the communal up keep.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.