



THE  
PADDOCKS

Holmewood Close, Kenilworth, CV8 2JE

# Property Description

\*\*\* AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* Well-proportioned ground floor two-bedroom flat situated within a period conversion and located within a quiet residential road, close to local amenities and providing excellent commute access to Warwick University & A46.

This property comprises in brief: Private entrance hall with cloak cupboard and buzzer entry phone system, spacious living room with patio doors leading to private rear courtyard garden, modern kitchen with integrated fridge with freezer compartment and washing machine.

Two double bedrooms and bathroom with full suite including shower over bath. Newly redecorated throughout.

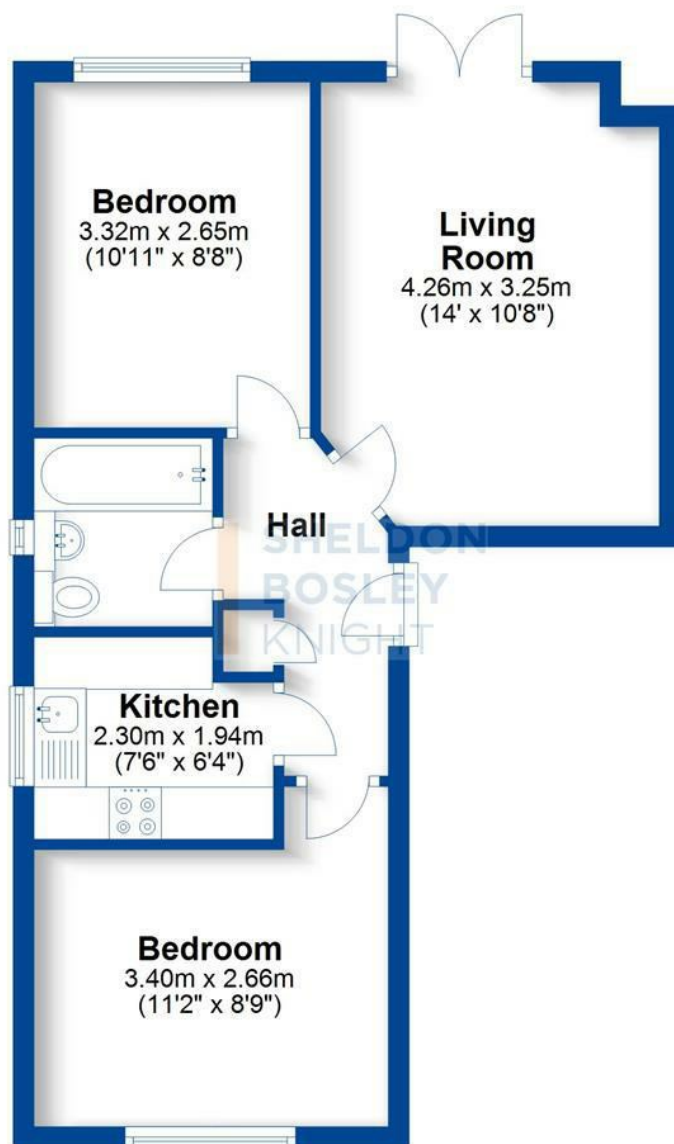
With split level private rear courtyard and one allocated parking space this property is offered unfurnished. Energy Rating D. Council Tax Band B. Sorry no pets permitted due to headlease stipulations.





## Ground Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



Total area: approx. 44.9 sq. metres (483.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight Limited. Not to be reproduced

## Key Features

- AVAILABLE NOW
- DEPOSIT ALTERNATIVE AVAILABLE
- Kenilworth
- Two Bedrooms
- Private Rear Courtyard Garden
- Allocated Parking Space
- Walking Distance to Town Centre
- Excellent Commute Access
- UNFURNISHED
- Energy Rating D. Council Tax Band B.

**£925 PCM**