HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

BRIDGE STREET, KENILWORTH CV8 1BP



- REFURBISHED TWO BEDROOM
- Short walks to Old Town & Town Centre
- OPPOSITE ABBEY FIELDS
- UNFURNISHED
- Garage En Bloc
- Allocated parking space
- EPC: C
- Council tax Band: D
- Available end of November

2 BEDROOMS **£1,350 PCM**

A Refurbished Two-Bedroom Property Opposite Abbey Fields, Kenilworth

A well-presented, refurbished two-bedroom property ideally situated opposite the beautiful Abbey Fields in Kenilworth. The accommodation comprises a refitted kitchen complete with appliances, a comfortable living room, two bedrooms and a refitted bathroom fitted with a shower.

Outside, the property benefits from a private garden, together with a garage providing convenient parking.

Ideally located within walking distance of both Kenilworth Old Town and the town centre, offering easy access to a range of local amenities, shops and cafés.

The property is available in November on an unfurnished basis.

Entrance Hall
Stairs to first floor, under stairs storage cupboard

Living Room
Double glazed window to dual aspect, wall mounted radiator, wood flooring

Fitted Kitchen
Brand new kitchen with built in gas hob, electric oven, fridge/freezer, washing machine and dryer, door to side, wood flooring

Landing First Floor

Bedroom One
Double glazed window, wall mounted radiator

Bedroom Two
Double glazed window, wall mounted radiator

Bathroom
Refitted bathroom with bath and shower over, wash hand basin, low level WC, heated towel rail, double glazed window

Outside
Property has a garage en bloc(there is no parking to the front of the garage)
, to the front is a laid to lawn garden and further gravel area

Lettings Disclaimer

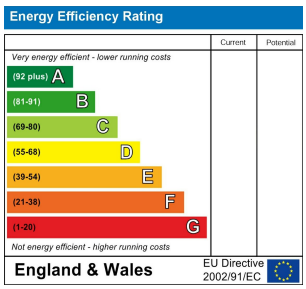
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Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

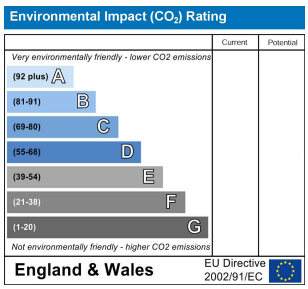
Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)






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


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC