



Woodcote Avenue, Kenilworth, CV8  
£1150 PCM

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## About the Property

Winkworth Leamington Spa is pleased to present to the market this contemporary and recently refurbished, two bedroom maisonette close to the centre of Kenilworth (0.9 miles).

With a ground floor entrance and first floor living accommodation, the bright and light apartment offers modern living extending to approximately XX sq ft.

### Property Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Feb 25)

Mobile Coverage: Limited Coverage

Heating: Gas Central Heating





## The Finer Details

Upon arriving at Woodcote Avenue, a brand new front door leads you into the entrance hall which continues up the stairs onto a spacious landing.

The sizeable reception room has large front aspect windows, which bathe the room with natural light. This generous space allows for flexible modern living, making it an ideal entertaining and seating area.

The kitchen is located off the central landing and has plentiful counter top space and kitchen storage. The kitchen, along with the rest of the apartment, has been recently renovated and includes a new Bosch fridge/freezer and cooker. There are large windows that overlook the gardens to the rear.

The apartment has two, substantial double bedrooms, one to the front of the property and one to the rear. Both bedrooms benefit from large built in wardrobes and room for additional furniture. The bathroom is modern and elegant, with large tiles and a walk in shower.

Externally, a private and mature garden is located adjacent to the front door, with a large turfed area, established shrubs and flowers and a shed to the rear, making for a gardeners paradise. There is a garage en-bloc, accessed via a small drive to the side of the neighbouring property. On street parking is available on Woodcote Avenue.











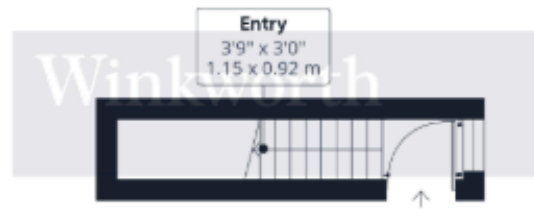
## About the Area

Ideally situated less than a ten minute walk from the historic Abbey Fields (0.3 miles) and 15 minutes from Kenilworth's Warwick Road (0.8 miles), Castle Court is within easy reach of the towns shops, restaurants and bars, while Kenilworth's most famous landmark, the Castle and Elizabethan Gardens (0.6 miles), is a short walk.

There are a number of good local schools, with Castle Nursery School (0.6 miles) and St Nicholas Primary School (1 mile) both within a short walk, while the popular, private Crackley Hall School (1.4 miles) and Kenilworth School (1.9 mile) are easily reached alternatives.

Coventry Train Station offers a high speed, direct service to London Euston (56 minutes) and Birmingham New Street (20 minutes), and can be easily reached via a 7 minute train from Kenilworth Train Station. The M40 offers a direct link to London and the rest of the west midlands via multiple junctions, accessed from Leamington and Warwick.



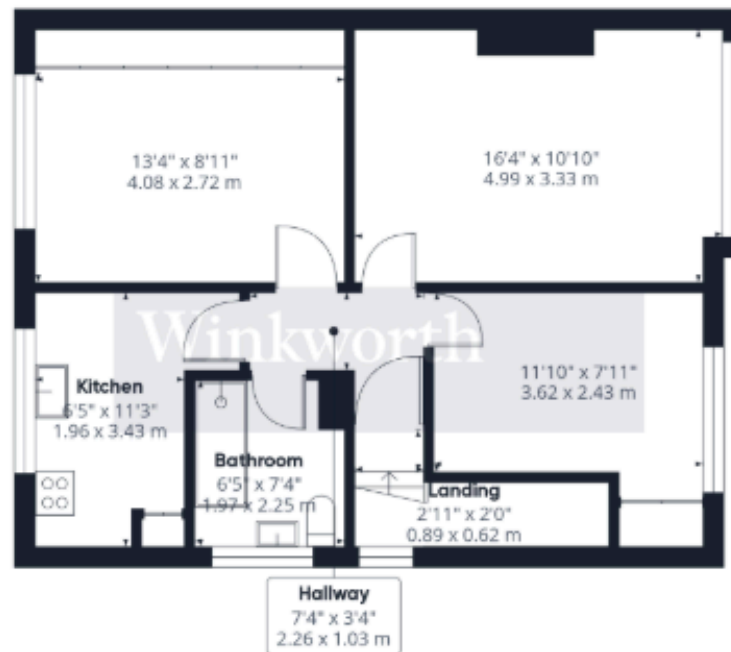


**Approximate total area<sup>(1)</sup>**

643.35 ft<sup>2</sup>

59.77 m<sup>2</sup>

**Floor 0**



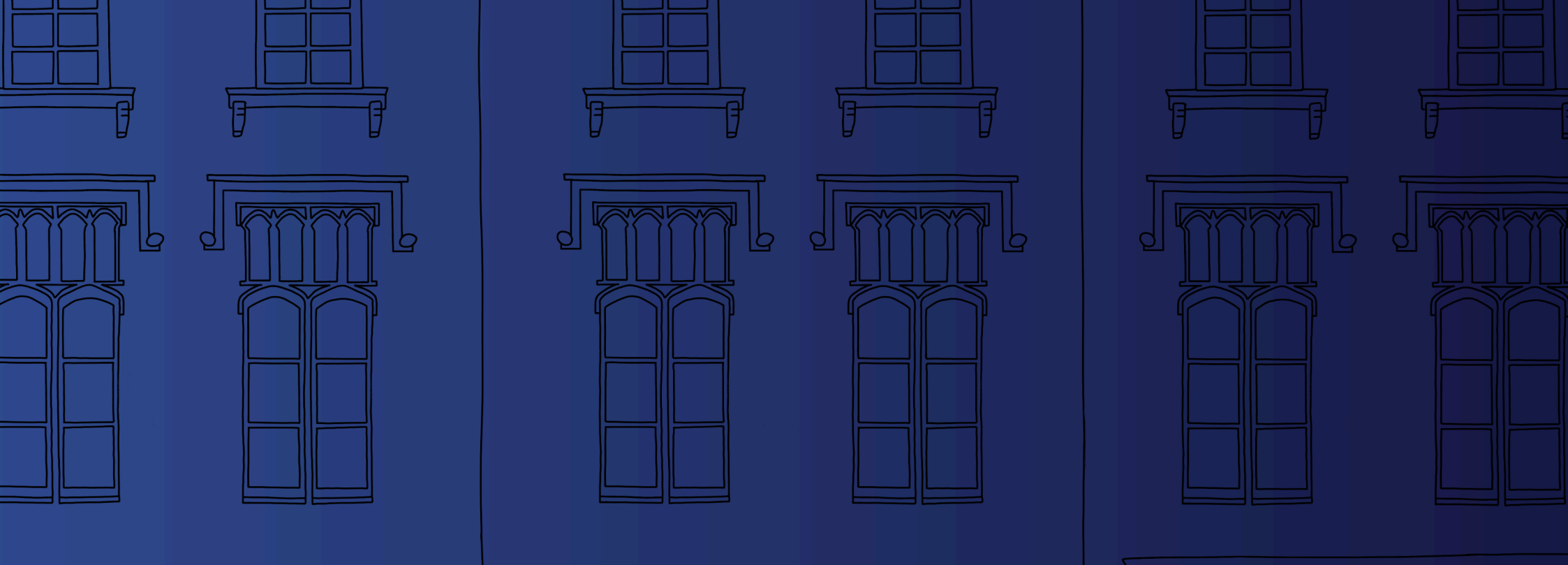
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





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