

JULIE PHILPOT

RESIDENTIAL

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12 HARBOURNE CLOSE, KENILWORTH, CV8 2ST

£1,100 PCM FURNISHED



12 HARBOURNE CLOSE, KENILWORTH

A tastefully presented two-bedroom apartment, ideally located just a short walk from Kenilworth Train Station, Town Centre, and The Abbey Fields. The property offers a bright open-plan lounge/dining room, fitted kitchen with appliances, plus a bathroom with shower. There are two furnished bedrooms, ready for you to move straight in. Additional benefits include double glazing, electric heating, an allocated parking space, and visitor parking. Available immediately, furnished, sorry no pets due to lease restrictions.

COMMUNAL ENTRANCE

With security intercom system and staircase leading to all floors.

FIRST FLOOR

Private entrance door to Apartment 12.

ENTRANCE HALL

With wood laminate flooring, radiator, smoke alarm and airing cupboard housing electric boiler, water cylinder and thermostat controls.

LOUNGE/DINING ROOM

18' 4" max x 12' 5" max (5.59m x 3.78m)

With wood laminate flooring, two radiators. Furniture includes a sofa, coffee table, side tables, dining table and chairs, tv/display cabinet and tall shelving/storage unit.



FITTED KITCHEN

10' 8" x 5' 5" (3.25m x 1.65m)

Being fitted with a range of wood effect kitchen cabinets comprising base, drawer and matching wall mounted cupboards. Formed work surfaces with inset stainless steel sink unit and mixer tap, integrated four ring hob with built-in oven beneath and extractor canopy over. Tiled splashbacks, radiator, useful shelving and vinyl floor covering. Appliances include automatic washing machine, fridge freezer, kettle, toaster, saucepans, crockery and cutlery.

BEDROOM ONE

12' 2" x 9' 2" (3.71m x 2.79m)

With radiator, double bed, wardrobe and two chest of drawers.,

BEDROOM TWO/STUDY

7' x 12' 5" max into door recess (2.13m x 3.78m)

Currently used as a study with radiator, wardrobe, two chest of drawers, desk and chair.

BATHROOM

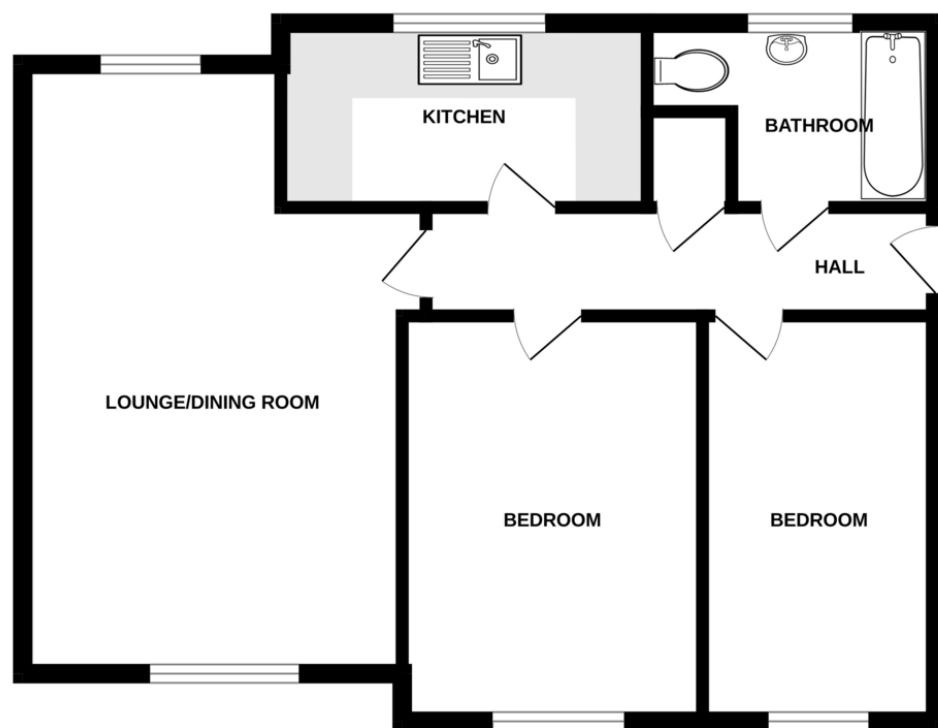
Fitted with a white suite comprising low level w/c, pedestal wash hand basin with mirror and shaver point over, and panelled bath with glazed side screen and shower over. Radiator, part tiled walls and vinyl floor covering.

OUTSIDE

ALLOCATED PARKING SPACE



557 sq.ft. (51.8 sq.m.) approx.



- First Floor Purpose Built Apartment
- Two Bedrooms
- Spacious Lounge/Dining Room
- Allocated Parking Space
- Electric Heating, Double Glazing
- Available Immediately - Furnished
- EPC Rating D
- Council Tax Band B

Tenant Fees

Holding Deposit	One week's rent (example £1,100 pcm x 12 divided by 52)
Security Deposit	Five weeks rent where annual rent is less than £50,000, six weeks rent if above.

A full list of our Landlord and Tenant Fees is available to download at
www.juliephilpot.co.uk



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.