



JULIE PHILPOT
RESIDENTIAL

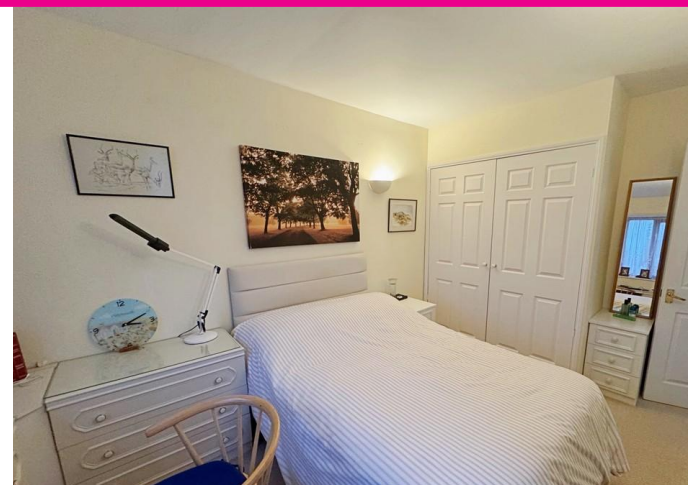


16 Alexandra Court | Priory Road | Kenilworth | CV8 1SB

Ideally located in the town centre, this well-presented one bedroom first-floor apartment has been recently improved and modernised and will be available from late January 2026. The accommodation comprises a light and airy lounge/diner with access to a balcony, a modern fitted kitchen with gloss units and integrated appliances, a spacious double bedroom with fitted wardrobes, and a contemporary bathroom with bath and shower. The property also benefits from an allocated parking space and convenient access to local amenities and transport links.

£900.00 PCM PART FURNISHED

- Modernised First Floor Apartment
- Lounge/Diner With Balcony
- One Double Bedroom
- Allocated Parking Space
- Available Mid/End January 2026



Property Description

LOCATION

Alexandra Court is a small development in an ideal location. The train station is next door so makes train travel very convenient, the town centre with Waitrose, Sainsburys, Boots and many other shops including national chains and excellent independent stores are all within a short five minute walk. In addition are many superb owner led cafes and restaurants along with Abbey Fields, the Castle and old High Street all of these are also within a short walk.

STAIRCASE TO FIRST FLOOR

The entrance provides access to just two first floor apartments.

DOOR TO

LOUNGE/DINER

19' 7" x 10' 0" (5.97m x 3.05m)

With patio doors leading to the front balcony, Creda night storage heater and archway to:

REFITTED KITCHEN

7' 11" x 6' 1" (2.41m x 1.85m)

With a range of modern gloss cupboard and drawer units in light grey with matching wall cupboards and contrasting worktops. Four ring electric hob with extractor hood over and electric oven under, space for tall fridge/freezer and space for washing machine.

DOUBLE BEDROOM

13' 8" x 8' 5" (4.17m x 2.57m)

With Creda night storage heater, built in wardrobes and bedroom furniture.

INNER HALL

Having access to airing cupboard with hot water cylinder.

BATHROOM

OUTSIDE

The property is approached via a communal courtyard with a driveway that leads to the allocated car parking space which is located in front of the apartment.

TENANTS FEES

Holding Deposit

One week's rent £207.69 ($\text{£900 pcm} \times 12 \text{ divided by } 52$)

Security Deposit

Five weeks rent equalling £1,038.46.

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



Tenure

Leasehold

Council Tax Band

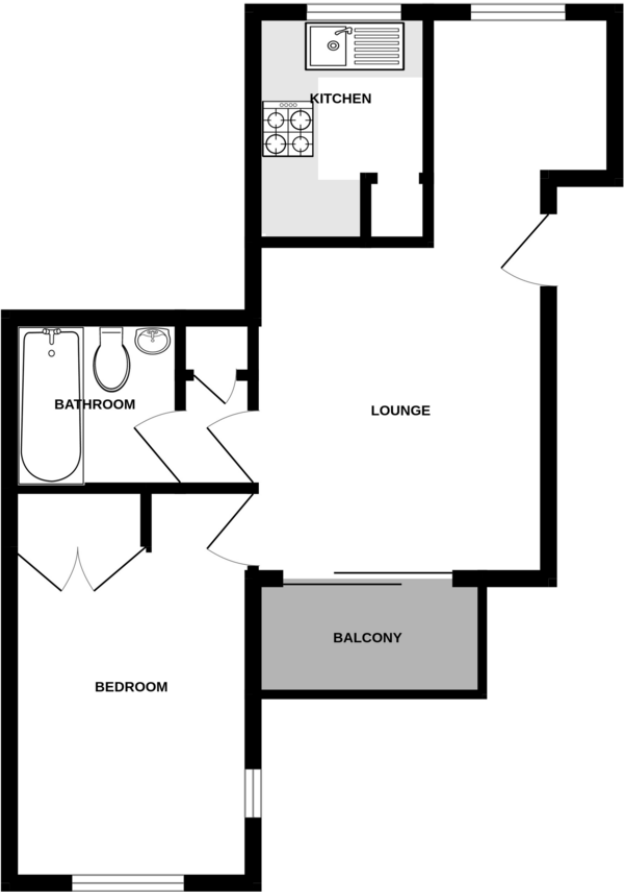
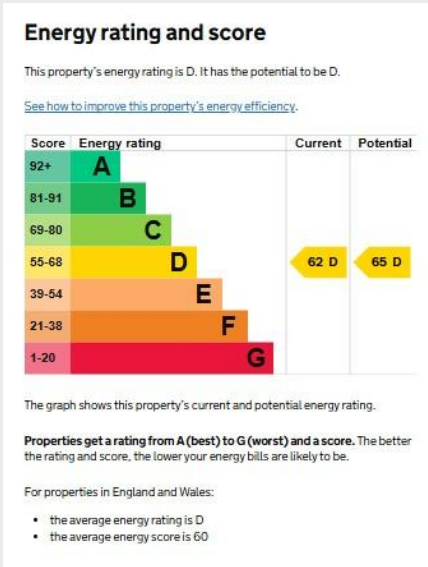
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Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540
E: lettings@juliephilpot.co.uk
W: www.juliephilpot.co.uk



Measurements are approximate. Not to scale. Illustrative purposes only
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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