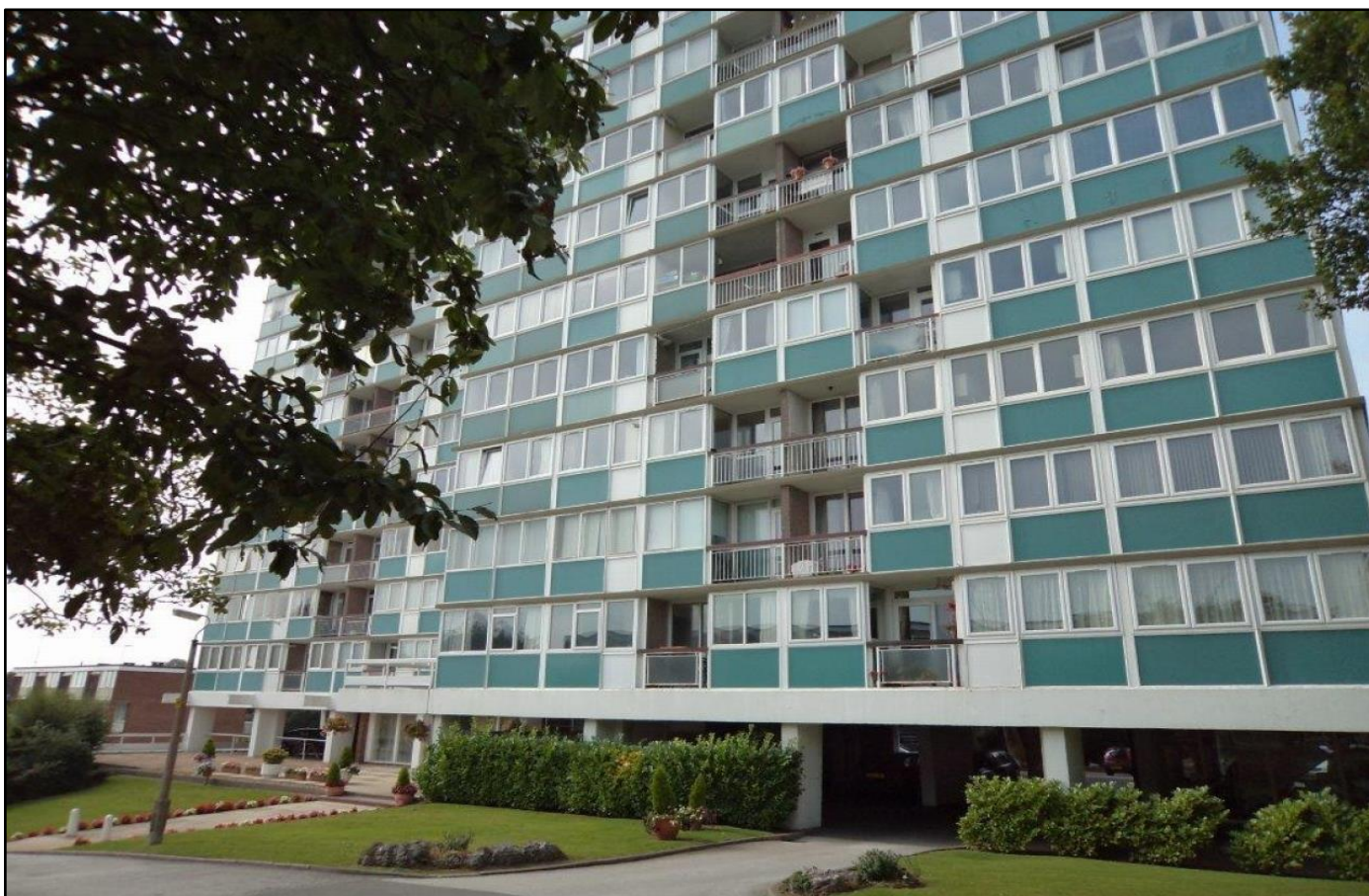




## **68 Kenilworth Court, Styvechale, Coventry, CV3 6JA**

Asking Price £850.00 p.c.m.



Two Bedroom Apartment - Ninth Floor  
uPVC Double Glazed \* Warm/Cold Air System  
Spacious Lounge with views overlooking War Memorial Park  
Fitted Kitchen  
Two Double Bedrooms  
Fitted Bathroom  
Communal Gardens & Parking  
Fully Furnished \* Available Early February 2023

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

## Accommodation Comprising

Door to:-

### Hall

Oak Flooring. Doors to Bedrooms 1 and 2, Bathroom, Lounge/Diner. Built in cupboard housing heating system.

### Bathroom

Refitted concealed WC, wall mounted hand wash basin, spa bath with shower over. Tiled floor and walls.

### Bedroom 1

3.72m approx. x 4.85m approx.  
uPVC double glazed window to the front. Built in double wardrobe. Oak flooring.

### Bedroom 2

2.75m approx. x 3.30m approx.  
uPVC double glazed window to the front. Oak flooring.

### Lounge/Kitchen Area

3.73m approx. x 7.95m approx.  
To the Lounge Area - uPVC double glazed window to the front. uPVC double glazed sliding doors to Balcony over looking the War Memorial Park. Oak flooring. To the Kitchen - Refitted with ample wall and base units with marble worktops over. Electric built in hob. Built in electric oven. Built in microwave. Plumbing and space for a washing machine. Space for a large fridge/freezer. Breakfast bar. Oak flooring.

### Exterior

#### Gardens

Communal.

#### Parking

Communal

### Agents Notes

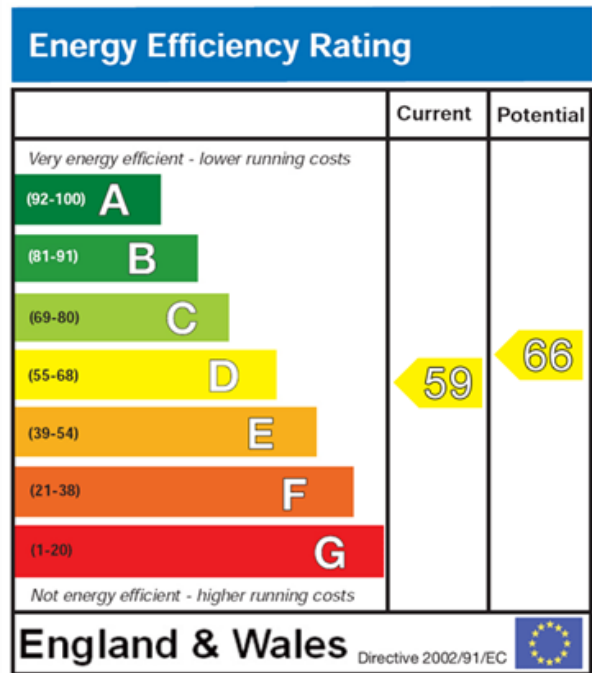
DIRECTIONS - Leave city centre via main ring road out onto Quinton Road (Signposted Cheylesmore) Turn right onto Stoney Road. Take a right turn onto Asthill Grove and right again into Kenilworth Court.





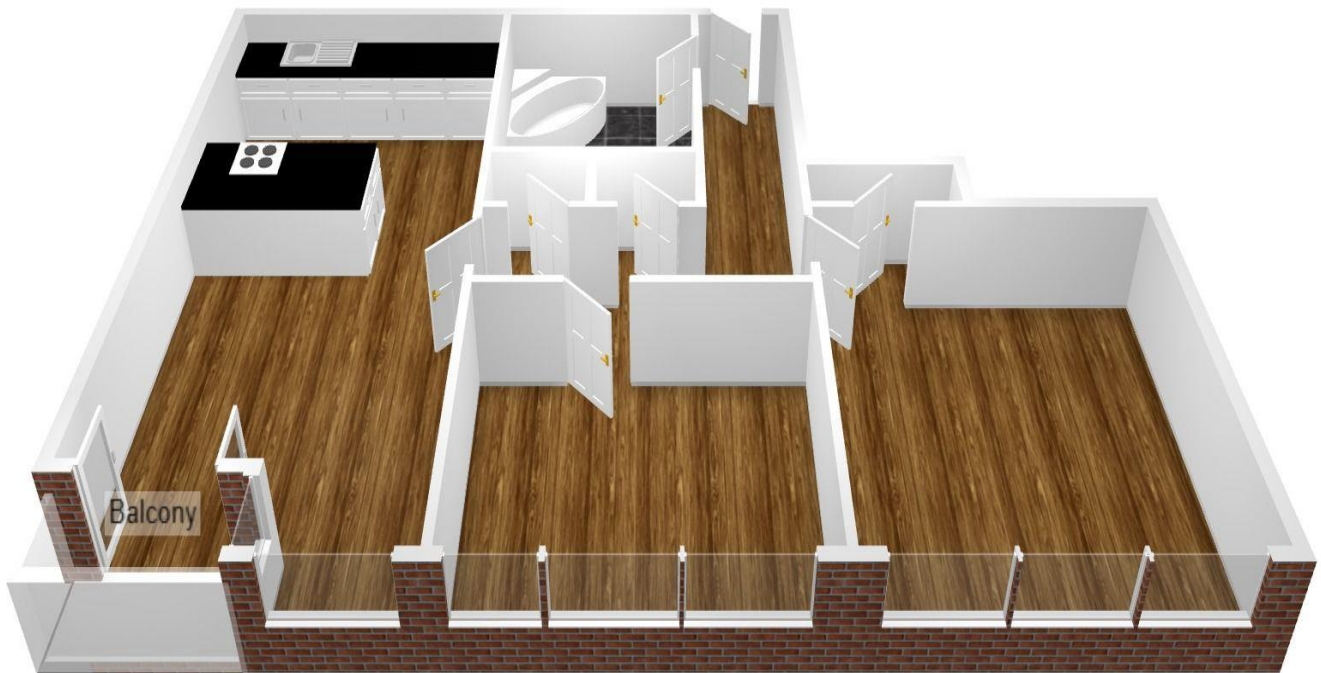
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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