ASSURED RESIDENTIAL

Oddfellows House, 2 Queen Victoria Road, Coventry,
Warwickshire, CV1 3JH
Tel: 024 7622 5030
Email: lettings@assuredresidential.com
Web: assuredresidential.com









2 Laneham Place
Kenilworth, CV8 2UN

£1,000 Per Month

A modern ground floor purpose-built apartment on this small attractive development on the outskirts of Kenilworth. The property is ideally situated on the A429 Coventry/Kenilworth Road, giving access to both centres, the University of Warwick and associated Business Parks and is also on the edge of the Kenilworth Greenway . The accommodation comprises entrance hall, open plan living/kitchen with appliances, two double bedrooms with wardrobes and bathroom with shower. The property is fully double glazed, has gas fired central heating and comes with an allocated parking space. Offered on an UNFURNISHED basis and AVAILABLE MID-JANUARY.

arla | propertymark PROTECTED

The property has its own front entrance door off Laneham Place with an attractive canopy roof.

Entrance Hall
Giving access to all rooms and having two good sized store cupboards.

Living/Kitchen
13'6" x 21'0" approx (4.11m x 6.40m approx)



Having a uPVC framed double glazed window with blinds to the front, two central heating radiators and fitted carpet.

Open Plan Kitchen



An extensive range of light oak effect units and drawers with an inset stainless steel one and a half bowl sink, built in Zanussi stainless steel gas hob, chimney hood, electric oven and integrated washing machine. There is a freestanding fridge/freezer. Vinyl flooring.

Bedroom One
10'11" x 10'9" (3.33m x 3.28m)



Having a uPVC framed double glazed window with blinds to the side, a central heating radiator and a built in double wardrobe with shelf and hanging rail. A door off gives access to the Jack and Jill bathroom.

Bedroom Two
8'92 x 8'10" (2.44m x 2.69m)



Having a uPVC framed double glazed window with blinds to the side, a central heating radiator and a built in double wardrobe with shelf and hanging rail.

Bathroom
6'8" x 6'3" (2.03m x 1.91m)

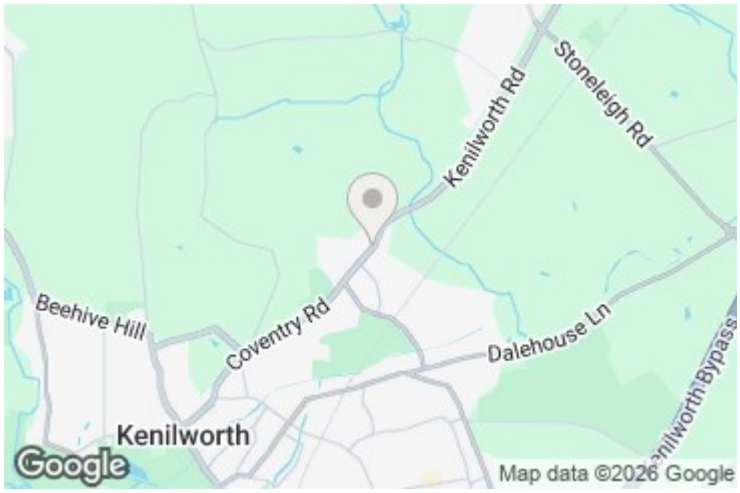


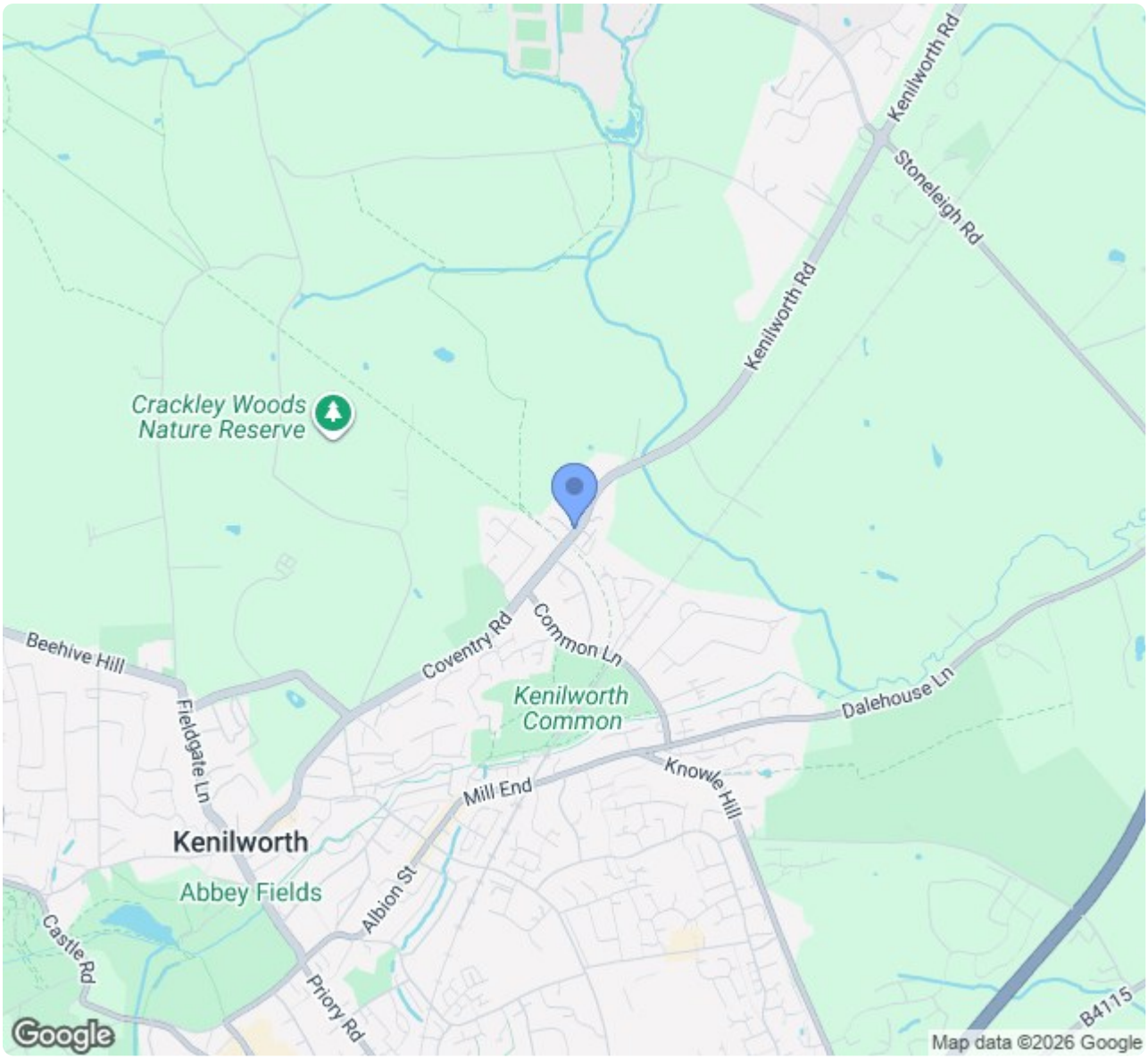
A modern white suite comprising bath with electric shower over, pedestal basin and close coupled WC. Vinyl flooring and central heating radiator.

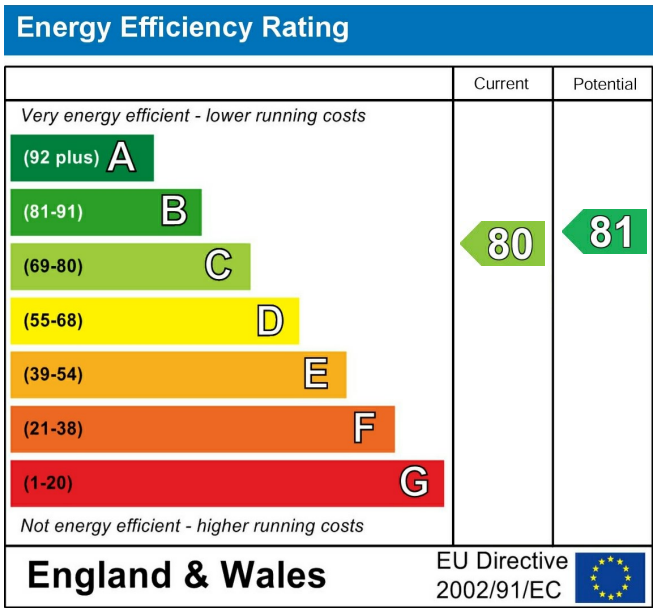
Allocated Parking
One space to the rear of the block.

Council Tax
Band C with Warwick District Council

Deposit
A Security Deposit of £1150 in addition to the first month's rent will be payable prior to the start of the tenancy.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.