



Castle Court, Park Road, Kenilworth, Warwickshire, CV8

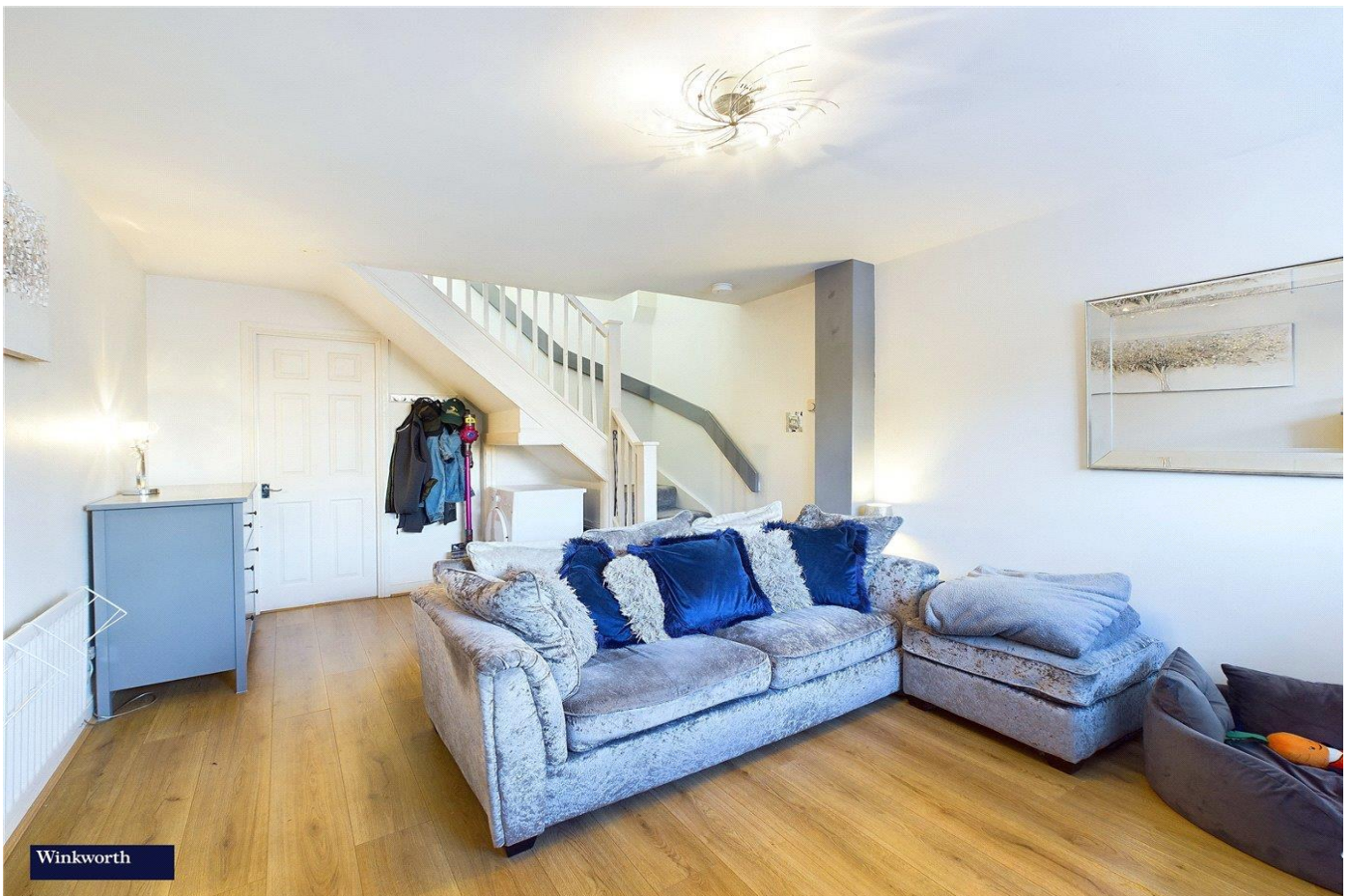
Asking Price £275,000

Castle Court is a contemporary, two bedroom mews house set on a small, private development in the centre of the popular Warwickshire town of Kenilworth.

Complete with paved rear garden, open plan entertaining space and secure, off street parking, Castle Court offers modern living over two floors, with accommodation extending to approximately 580 sq ft.

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Winkworth



DESCRIPTION

Upon arriving at the property the open plan living room is directly accessed from an external canopy porch to the front of house. The living space is large and has a contemporary feel, with generous, front aspect windows that bathe the room in natural light.

To the rear of the ground floor the u-shaped kitchen has a sink overlooking the terraced garden, along with plentiful storage and countertop space. There is a door leading to the garden as well as a breakfast bar along the side wall.

The first floor has a small landing which provides access to the two double bedrooms, which benefit from front and rear aspect windows respectively. A generous family bathroom with bath and additional storage is situated between the two bedrooms.

Externally, there is a private rear garden with ample entertaining space and back access through a garden gate. There is off street, allocated parking to the front of the house, along with additional visitors parking.

MATERIAL INFORMATION

Council Tax: Band C

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 24)

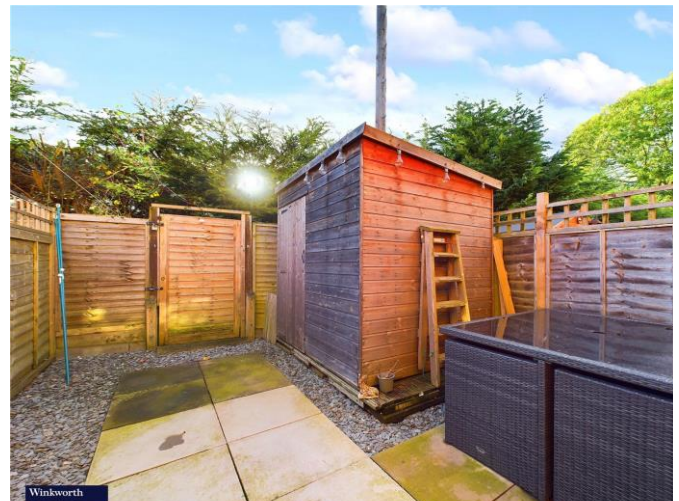
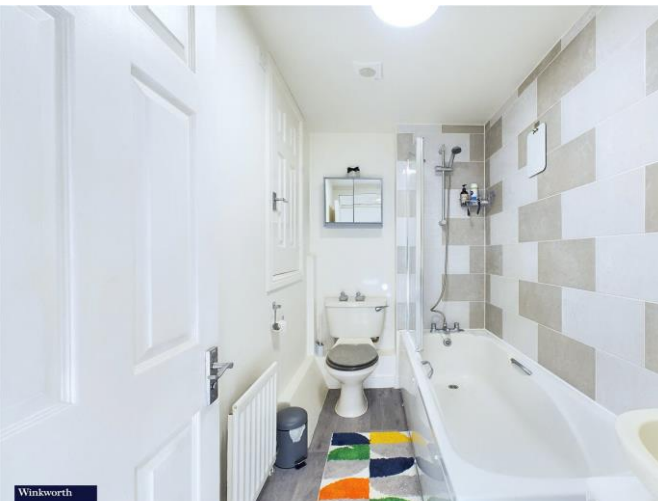
Mobile Coverage: Limited Coverage

Heating: Gas Central Heating

Listed: No

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOCATION

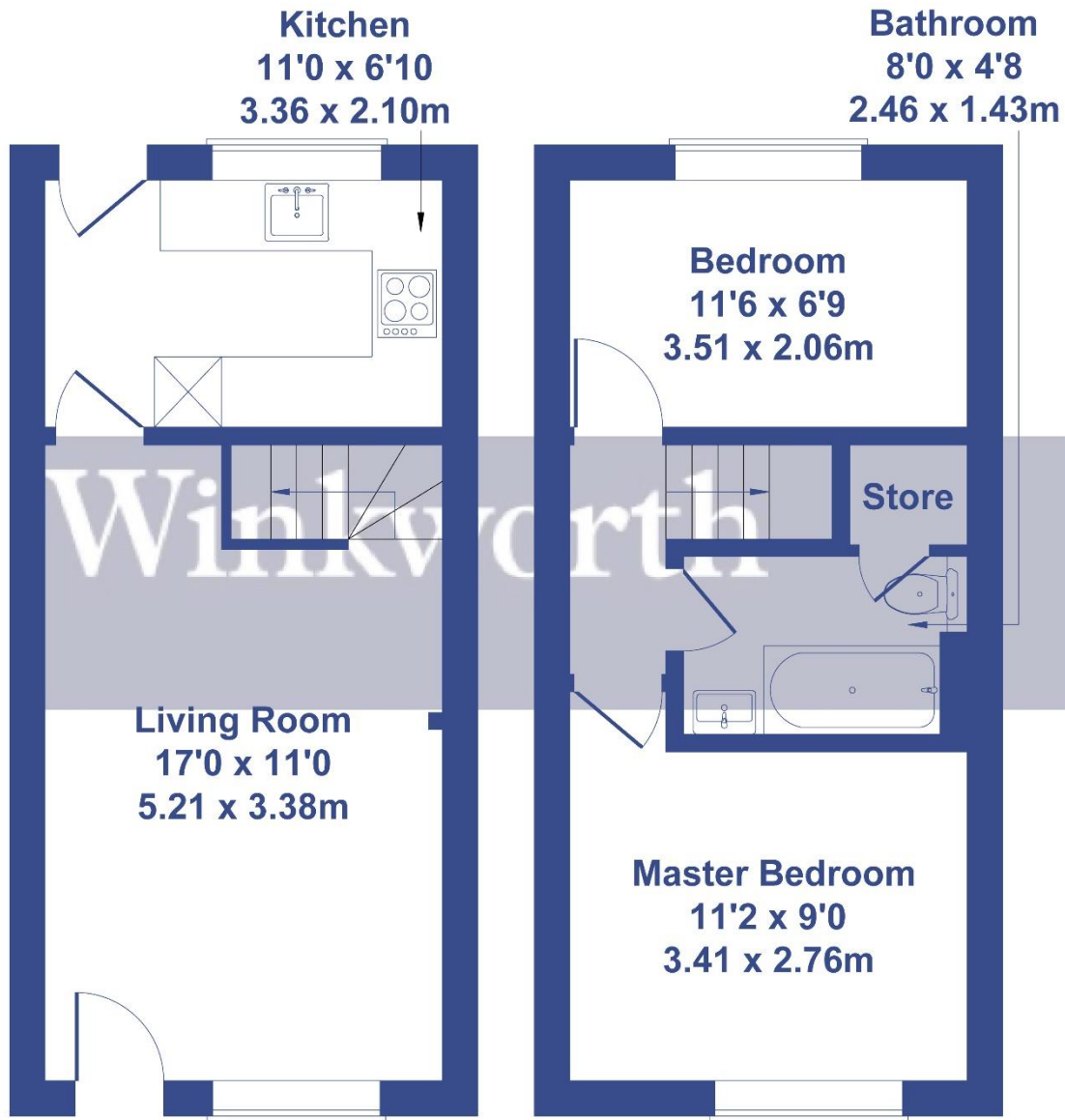
Ideally situated less than a ten minute walk from the historic Abbey Fields (0.4 miles) and 15 minutes from Kenilworth's Warwick Road (0.8 miles), Castle Court is within easy reach of the towns shops, restaurants and bars, while Kenilworth's most famous landmark, the Castle and Elizabethan Gardens (1 mile), is a short drive.

There are a number of good locals schools, with Castle Nursery School (0.3 miles) and St Nicholas Primary School (0.4 miles) both within a short walk, while the popular, private Crackley Hall School (0.6 miles) and Kenilworth Senior School (1 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.

10 Castle Court

Approximate Gross Internal Area
560 sq ft - 52 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

COUNCIL TAX- C
LOCAL AUTHORITY - Warwick District Council
LEASE- Freehold

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.