



JULIE PHILPOT
RESIDENTIAL



8 Kenilworth Hall | Bridge Street | Kenilworth | CV8 1BQ

A stunning second floor luxury apartment set within this converted Grade II listed building, with lovely views towards St Nicholas Church and Abbey Fields, within an easy stroll of the Old High Street with a vibrant selection of restaurants and bars. The property combines the charm of period features—such as high ceilings, original sash windows and detailed cornicing—with the convenience of modern living. The generous size accommodation which is very sunny, light and airy throughout benefits from a lounge with original sash bay windows, a large master bedroom with dressing room, modern refitted shower room and a super open plan design kitchen/diner, ideal for dining and entertaining.

£295,000

- Superb Luxury Grade II Listed Apartment
- Viewing Essential
- Many Original Features
- No Chain Involved



Property Description

COMMUNAL ENTRANCE

With staircase and lift to all floors.

PERSONAL ENTRANCE DOOR

ENTRANCE HALL

With security entry phone system, radiator and quality wood effect flooring.

ELEGANT LOUNGE

17' 8" into bay x 10' 2" min (5.38m x 3.1m)

A very impressive room with lots of natural light and stunning views towards Abbey Fields and St Nicholas Church. There is plenty of living/entertaining space, coved ceilings, radiator and feature wall panelling. There are doors leading to both the kitchen/dining room and to the entrance hall.

KITCHEN/DINING ROOM

15' 4" x 11' 8" (4.67m x 3.56m) overall

This stunning contemporary kitchen and dining room is a particular feature of the property having far reaching front views, enhancing the space with lots of natural light. The kitchen area has been refitted with a bespoke range of cupboard and drawer units and quality quartz work tops with matching upstands. Integrated appliances include 'Bosch' induction hob with oven and grill set beneath, tall fridge and freezer and 'Bosch' automatic washing machine. There are matching upstands, glass splashbacks, radiator, quality wood effect flooring and inset ceiling spotlights.

DOUBLE BEDROOM

12' 6" x 10' 5" min + door recess (3.81m x 3.18m)

A stylishly presented master bedroom also benefiting from stunning views over Abbey Fields and having radiator, wall mounted TV connection point and coved ceiling cornice. Opening leading to:

BESPOKE WALK IN WARDROBE/DRESSING ROOM

5' 5" x 5' 7" max into wardrobes (1.65m x 1.7m)

Having a newly fitted range of Sharps built in quality wardrobes with additional shelving storage to provide plenty of hanging and storage space.

LUXURY SHOWER ROOM

6' 2" x 5' 0" (1.88m x 1.52m)

With large walk in shower enclosure having glazed side screen, recessed shelving and inset mains fed 'rainfall' shower. Counter top wash basin with vanity storage cupboard beneath and concealed cistern low level w/c. Twin LED mirror/storage cabinets, complementary tiling, chrome heated towel rail/radiator, extractor fan and inset ceiling spotlights.

OUTSIDE

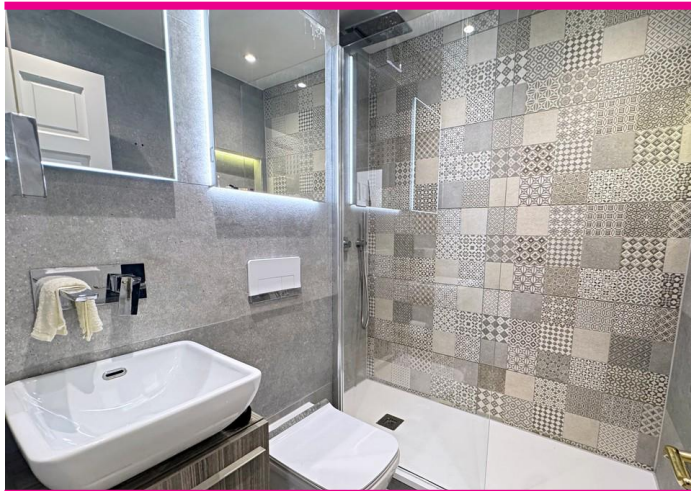
The property is set in well maintained communal grounds.

PARKING

There is one allocated car parking space to the front of the building.

LEASE TERMS AND SERVICE CHARGES

The property is Leasehold with a peppercorn ground rent. Lease term 210 years from 29 September 1986. The lease was extended in July 2023. There are currently 171 years unexpired (current term ends 29 September 2196). The Service Charge is £289.99 per month. The Managing Agents are Olive Leaf.



Tenure

Leasehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

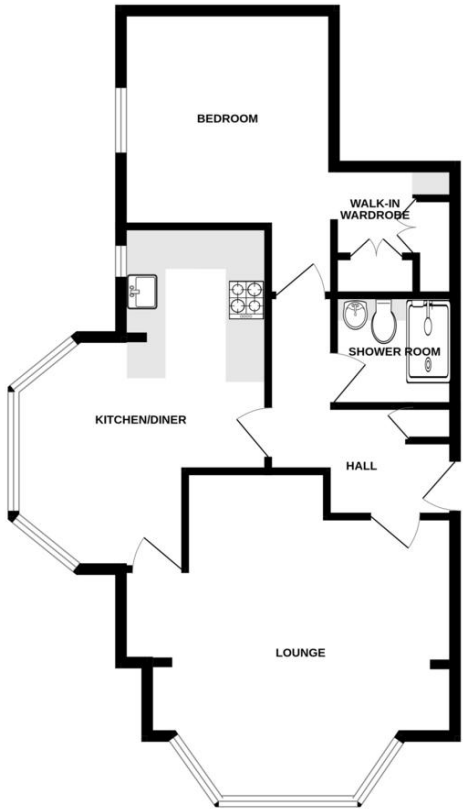
T: 01926 257540

E: sales@juliephilpot.co.uk

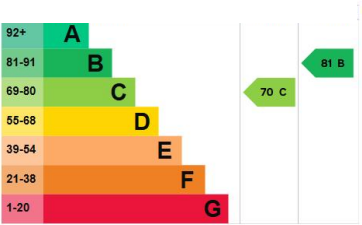
W: www.juliephilpot.co.uk

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

723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 723sq.ft. (67.2 sq.m.) approx.
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The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60