



Connells

Kenilworth Court
Coventry



Property Description

A fantastic opportunity to acquire a generously proportioned two-double-bedroom ground floor apartment, perfectly and conveniently located in the sought-after Kenilworth Court Development. Ideally situated to take advantage of key transport links such as Coventry Train Station (a 10-minute walk); the amenities of the City Centre; and with opportunities to relax in the iconic War Memorial Park (a 5-minute walk). In addition, it is within easy reach to good schools, including Finham Park and Stivichall Junior School, and both Warwick and Coventry Universities, making this location suitable for a range of buyers from commuters, first-time buyers, those downsizing, investors, students and those with restricted mobility.

Kenilworth Court Development is set within well-maintained communal grounds and with residents off-street communal parking. Large UPVC double-glazed windows throughout, create lovely light and airy rooms, and the apartment benefits from a fitted kitchen, gas-fired central heating throughout, a new gas boiler, and electric shower.

Number 94 is located in a low-rise block on the ground floor with no access stairs and so is accessible for those with restricted mobility. It is offered for sale with no chain.

Approach

Stairs to all floors and personal door to;

Private Hallway

Enter through a solid wooden front door with inset spy hole to a reception / hallway with telephone/broadband point, bright welcoming ceiling spotlights and a low-level cupboard with storage space and which houses the

electrical fuse board and outside electrical socket. The hallway leads you into this deceptively generously proportioned 2- bedroom apartment.

Lounge

Entering the light and spacious lounge, you are drawn to its size, which offers plenty of space for furniture to make it a cosy and social place to relax. Features include an ornamental fireplace with electric heater, a gas-fired radiator, large UPVC windows with lovely views that let in good natural light and carpeted floor. A ceiling fan light is also fitted and ideal for keeping cooler in hotter weather.

Fitted Kitchen

The apartment offers a large, fitted kitchen with a range of modern units and ample space for domestic appliances. There is an integrated electric oven and 4-ring gas hob in stainless steel, with a separate stainless steel extractor hood above and splash back. Also featured is a single drain stainless steel sink unit, large UPVC windows granting good natural light, a new boiler (fitted 2026) and a single door leading onto a private balcony.

Balcony

A private balcony is accessed from the kitchen, with room for a bistro set and plants, providing a lovely little area to relax and overlook the beautifully maintained grounds

Bedroom One

A larger than average double bedroom with built-in wardrobe and plenty of space for free-standing cupboards and drawers. The room benefits from large UPVC double glazed windows and a radiator. Decorated in neutral colours and finished off with a carpeted floor.

Bedroom Two

A generous double-sized bedroom currently being utilised as an office, but which provides plenty of additional living / sleeping space. Large UPVC double-glazed windows allow lots of natural light and air, making the room feel airy and spacious. Decorated in neutral colours and fitted underfoot with carpet. The room benefits from a radiator, built in cupboard and plenty of space for free-standing furniture.

Fitted Bathroom

The bathroom has tiled flooring and is fitted with a white suite comprising of a bath with new over-bath Triton electric shower (fitted 2024/2025), toilet and a wash basin with a mirror with built in light above. The room also benefits from small elevated UPVC windows and a radiator. There is room for free-standing storage.

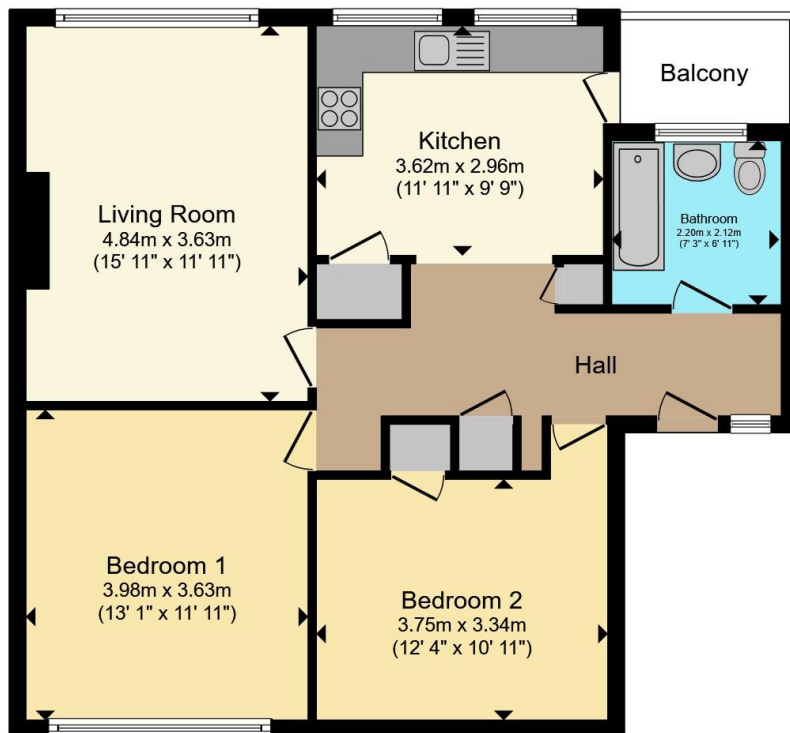
Outside

There is disabled access ground floor and a communal garden.

Agents Note

The vendor has confirmed that a new boiler was fitted on the 02/02/2026

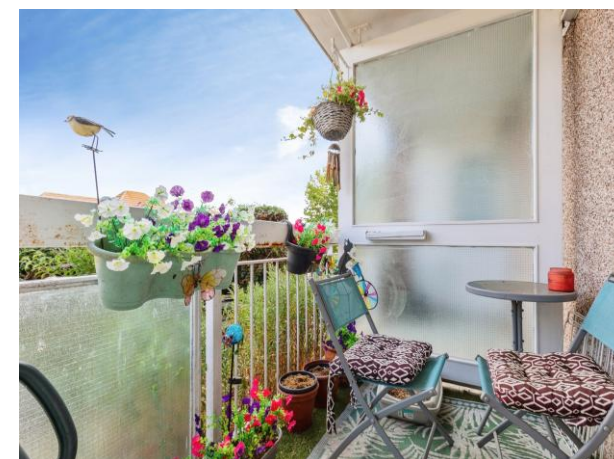




Total floor area 74.6 m² (803 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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view this property online connells.co.uk/Property/COV324225

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

Proceed out of the city centre via Leamington Road taking the left hand turn into Humphry Burtons Road and left again into Kenilworth Court.

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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