



Pipers Lane | Kenilworth | CV8 2SS

Offers over £175,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Ground Floor Apartment
- Two Double Bedrooms
- Sought After Location
- EPC Rating: C

## Description

Kingsway Estate Agents are delighted to present this well-presented two-bedroom, ground floor apartment, ideally situated in the highly sought-after area of Kenilworth.

The property briefly comprises a welcoming entrance hall with a useful storage cupboard, a spacious and bright lounge, a modern fitted kitchen, a well-appointed bathroom, a generous double bedroom, and a further double bedroom — ideal as a guest room, nursery, or home office.

Additional benefits include a secure entry system to the building and an allocated parking space, offering both convenience and peace of mind.

Perfectly positioned close to local amenities, including shops and excellent transport links such as Kenilworth train station, this property offers both comfort and accessibility.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.

EPC Rating: C



Living Room  
18'2" x 11'10"

Kitchen  
5'5" x 9'5"

Bedroom One  
11'10" x 9'0"

Bedroom Two  
9'9" x 7'0"

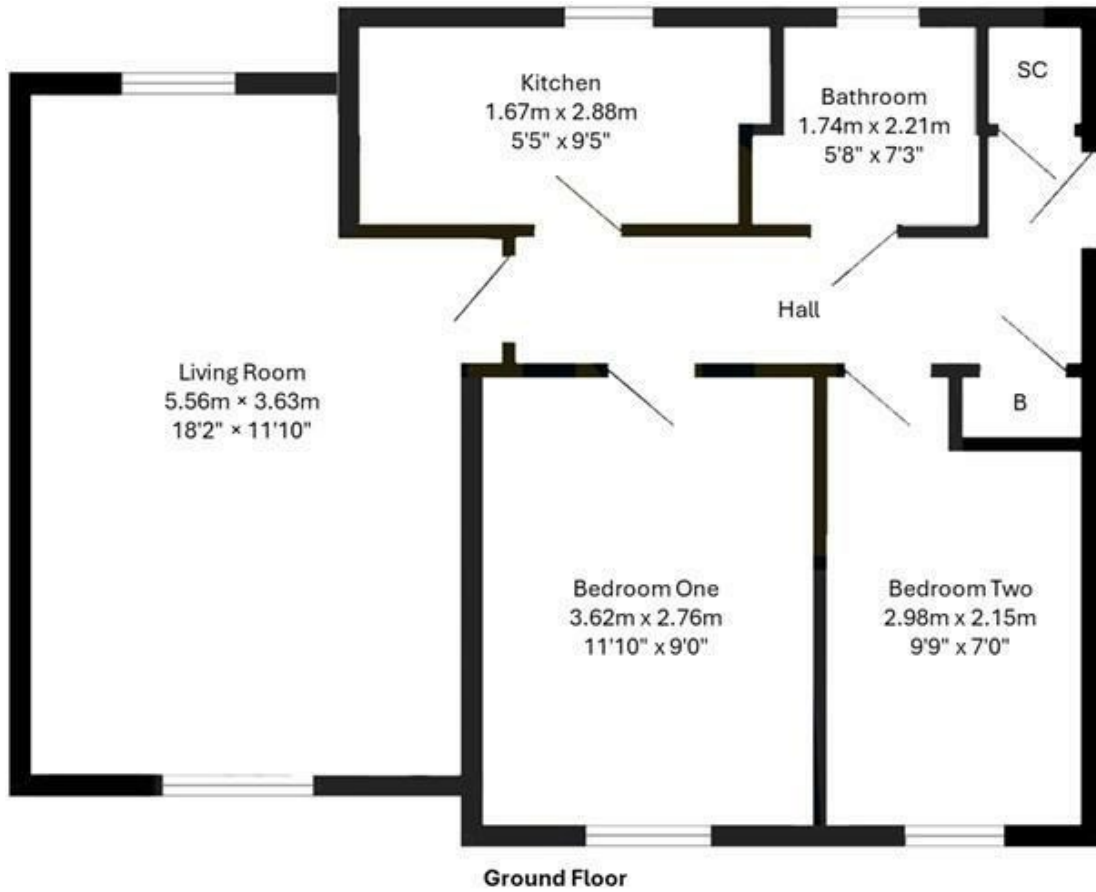
Bathroom  
5'8" x 7'3"







Floor plans



**Total Floor Area Approx: 51 sq. metres (548.95 sq. feet)**



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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