



**EARLES**  
TRUSTED SINCE 1935



**15 Montague House  
Stratford-Upon-Avon, CV37  
£1,300 PCM**

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## Reception Hall

Two storage cupboards and doors opening into:-

## Living Room

With feature coving, one radiator and feature electric fireplace. Wide opening into:-

## Kitchen

A range of wall, base and drawer units with matching work surfaces over, inset 1 1/4 sink unit with chrome mixer tap, built in oven, inset 4-ring electric hob with extractor hood over, tiling to splash backs, integrated washing machine and integrated dishwasher, integrated fridge/freezer, laminate flooring, radiator,

## Bedroom One

Fitted wardrobes with hanging rail and shelving, radiator and UPVC window and door opening into en-suite:-

## En Suite Shower Room

Shower unit with mains fed shower over, pedestal wash hand basin, low level W.C, radiator, extractor fan and tiling to splash backs.

## Bedroom Two

With UPVC double glazed window and a radiator.

## Bathroom

Panelled bath with chrome mixer tap and mains fed shower over, pedestal wash hand basin with chrome mixer tap, low level W.C, tiling to splash backs, shaving point, radiator and extractor fan.

## Parking

1 allocated parking space behind electric gates

## Additional Information

### Services:

Mains electricity, gas, water and drainage are connected to the property.

### Council Tax:

Stratford on Avon District Council - Band D

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

A holding deposit is required equivalent to 1 weeks rent.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS ([www.tds.gb](http://www.tds.gb))

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