



BRITISH  
30, Swan Meadow,

£995 Per Month



Available now is this modern two bedroom coach house style which has recently been redecorated throughout.

Well appointed gas centrally heated and double glazed accommodation quietly situated within this popular development.

Part Furnished

Council Tax Band C

#### GROUND FLOOR HALL:

Front door. Staircase to first floor. Radiator. Service door to:

#### GARAGE:

19'5" x 8'7" (5.92 x 2.62)

Up and over door. Electric power and light. Useful understairs storage. Tumble dryer.

#### HALL:

Radiator. Cloaks cupboard housing the Glow Worm gas fired combination central heating boiler.



#### LOUNGE:

17'2" x 12'6" (5.23 x 3.81) plus recess. Four seater and three seater sofas. Coffee table. Two radiators. T.V. point. Telephone point. Double glazed windows to front. Open to :

#### KITCHEN:

10'7" x 5'10" (3.23 x 1.78)

White kitchen units. Bosch fridge freezer, Bosch washing machine, electric oven, gas hob. Double glazed windows. Microwave, crockery, cutlery etc.



### BEDROOM 1:

14'7" x 8'8" (4.45 x 2.64)

Double bed and mattress. Matching chest of drawers, wardrobe and bedside units.

Radiator. T.V. point. Double glazed window.

### EN-SUITE SHOWER ROOM:

White suite. Large shower enclosure. Close coupled w.c. Pedestal wash hand basin.

Radiator. Double glazed window.

### BEDROOM 2:

11'3" x 8'5" (3.43 x 2.57)

Radiator. Double glazed windows.

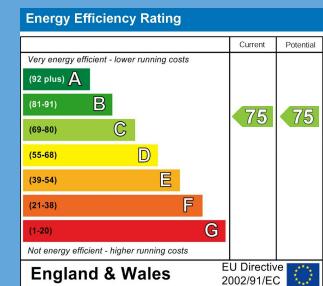
### BATHROOM:

White suite. Panelled bath with shower attachment. Pedestal wash hand basin. Close coupled w.c. Double glazed window.

Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest.  
An online viewing is not sufficient for application purposes.

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Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN