



ehB
RESIDENTIAL

Your Property - Our Business

8, The Locks The Moorings,

£995 Per Month



ehB are delighted to offer a two bedroom gas centrally heated and double glazed ground floor apartment within this highly regarded gated development. This property is available immediately. The Moorings is positioned just off the Myton Road convenient for both Warwick and Leamington Spa town centres and Leamington Spa railway station.

ENTRANCE HALL:

Radiator. Security entry telephone.

SITTING ROOM:

17'8" x 12'9" max (5.38 x 3.89 max)
Radiator. T.V aerial point. Double glazed window to front and side. Telephone point.

KITCHEN:

10'1" x 9'8" (3.07 x 2.95)
Range of wood fronted units. Built-in oven, hob and cooker hood over. Washing machine. Fridge/freezer. Vaillant combi central heating boiler. Radiator. Double glazed windows to front.

BEDROOM 1:

10'4" x 9'7" plus recess (3.15 x 2.92 plus recess)
Radiator. Double glazed window to front.

BEDROOM 2:

9'0" x 10'1" (2.74 x 3.07)
Radiator. Double glazed window to side.

BATHROOM:

White suite. Bath with shower over. Wash hand basin. Close coupled w.c. Radiator.



Double glazed window. Extractor fan. Linen cupboard.

Outside

Ample residents parking.

Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

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

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

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