



BRITISH

4, 9 Market Place,

£1,150 Per Month





Available from 9th August is this FABULOUS town centre character apartment.

Benefitting from recent modernisation, the property is bright and spacious throughout. Two double bedrooms with the master having an en-suite.

Two allocated parking spaces within a secure gated carpark.

Sorry, no pets or sharers

#### Communal Entrance Hall

Approached either from the Old Market Square by foot or the new parking area approached from New Street. Door

to PRIVATE CELLAR LOCKER STORAGE. Staircase to the first floor.

#### Spacious Reception Hall

18'10" x 5'1" (5.74 x 1.55)

7'1" (2.16m) max.

Front door with spyhole. Security entry system. Fire surround to chimney, blocked off. Smoke detector. Three ceiling recessed spotlights. Pyronix alarm system.

#### Sitting Room/Dining Room

15'4" x 15'6" (4.67 x 4.72)

max measurements.

Oak door. Attractive period fire surround and cast iron Albert style grate. Two wall light points. T.V. aerial point. Telephone point. Old school style radiator. Armchair and

sofa. Smoke detector. Sash window with secondary sash glazing providing views over the Market Square and countryside beyond. Opening to:

#### Superb Fitted Kitchen

9'9" x 7'9" (2.97 x 2.36)

Well fitted with an attractive range of cream coloured gloss fronted units. Inset single drainer stainless steel sink unit with mixer tap attachment and cupboard space under. Three base units with natural woodblock work surfaces over and walls tiled around the splash areas. Five wall units. Built-in stainless steel fronted Lamona oven, ceramic hob and stainless steel chimney cooker hood over. Four ceiling recessed spotlights. Smoke detector. Integrated washing machine and fridge freezer. Tiled floor. Cupboard housing the hot water cylinder. Underfloor heating with control unit.



#### Bedroom One

13'0" x 9'2" (3.96 x 2.79)  
plus 5'8" (1.73m) x 5'10" (1.8m).

Oak door. Old school style radiator. Wardrobe. Mattress frame. T.V. point. Telephone point. Sealed unit double glazed replacement window to rear providing views towards St. Mary's Tower and Castle turret. Door to :

#### En Suite Shower Room

Well appointed with large shower tray, Mira thermostatic shower, glass splash screen and walls fully tiled. Pedestal wash hand basin. Close coupled w.c. Tiled floor. Chrome ladder heated towel rail radiator. Sealed unit replacement double glazed window. Three ceiling recessed spotlights. Extractor fan. Electric shaver point.



#### Bedroom Two

12'8" x 8'7" (3.86 x 2.62)  
plus recess.

T.V. point. Telephone point. Old school style radiator. Sash window to front with secondary sash glazing providing views over the Market Square and countryside beyond. Oak door.

#### Bathroom

Well appointed with white suite. Panelled bath with shower attachment over and side splash screen. Walls fully tiled. Tiled floor. Pedestal wash hand basin. Close coupled w.c. Chrome ladder heated towel rail radiator. Sealed unit replacement double glazed window. Three ceiling recessed spotlights. Manrose extractor fan. Electric shaver point.

#### Basement Store Room

lock up storage

#### Outside

Secure allocated parking space to rear access from New Street.

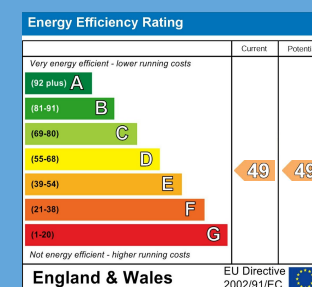
Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest. An online viewing is not sufficient for application purposes.

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