



Available from 10th May

\* SUPERB LOCATION CLOSE TO TOWN CENTRE AMENITIES \*
Excellent gas centrally heated ground floor apartment with own
private entrance, outside space and parking area. The property has
been newly refurbished and offers spacious accommodation which
provides an entrance hall, large lounge, newly fitted breakfast
kitchen, double bedroom and bathroom with window.

## Unfurnished

Private Rear Entrance

Sitting Room

15'7" x 13'11" (4.75 x 4.24)

Front door. Radiator. Window to side.

#### Bathroom

White suite, shower attachment over bath. Radiator. Double glazed window.

#### Kitchen

13'10" x 7'7" (4.22 x 2.31)

Range of modern units. Combi central heating boiler. Washing machine, Cooker and fridge. Window to side. Radiator.

## Rear Hall

Door to rear.

#### Bedroom

9'10" x 9'8" (3.00 x 2.95) Double glazed window to rear.

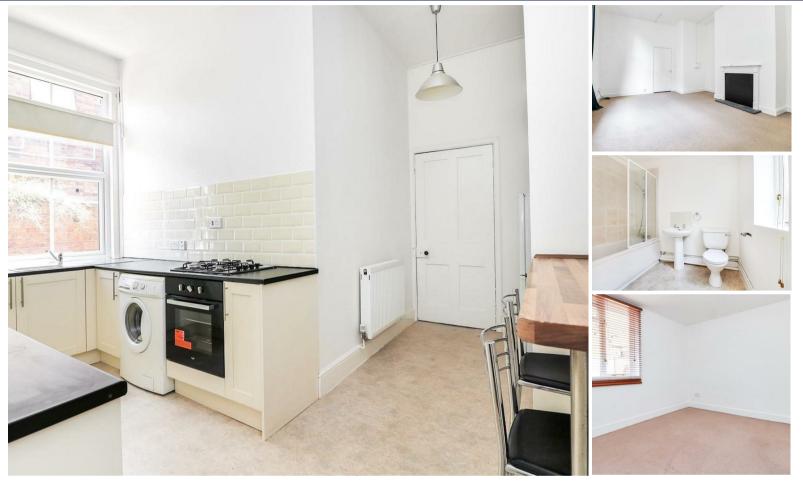
## Parking

Allocated parking space to rear.

### Tenancy Application Information

Tenant Refundable Holding Deposit will be equal to 1 week's rent (calculated by multiplying the monthly rent by 12 and then dividing by 52). This amount can be used as part payment of the tenancy deposit should the application proceed.

This Refundable Holding Deposit can legally be retained if the tenant provides false or misleading information, if they fail a Right to Rent



Check, if the tenants(s) withdraw from the proposed agreement ( decide not to let for whatever reason) or fail to take all reasonable steps to enter an agreement ( ie: responding to reasonable requests for information required to progress the agreement) when the agent has done so.

Tenancy Deposit: Capped at 5 week's rent where the annual rent is less than £50,000 or six weeks rent where the total annual rent is £50,000 or above.

Tenancy Deposit will be five weeks rent (calculated by multiplying the rent by 12, dividing by 52 and then multiplying by 5).

Please contact us should you require any further clarification.

Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher.
Payments associated with early termination of the tenancy, when requested by the tenant

During the tenancy if permitted and applicable Utilities – gas, electricity, water and sewerage Communications – telephone and broadband Installation of cable/satellite Subscription to cable/satellite supplier Television licence Council Tax

Other permitted payments

Any other permitted payments, not included above, for breaches of contract or under the relevant legislation including contractual damages. These include reasonable costs or losses incurred for loss of keys, security devices and changes to the tenancy agreement or early termination, if the Landlord agrees they can be made, up to the permitted limits.

#### Tenant Protection

ehB Warwick Ltd is a member of Propertymark client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme.



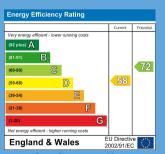
# Your Property - Our Business

Residential Estate Agents •

Lettings and Property Managers •

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

IMPORTANT NOTICE thB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitutely and for contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not purchasers should not here are given in good faith, and are believed to be correct, but any intending purchasers should not not make our selection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Position of the Residential, nor enter into any contract on behalf of ehB Residential, nor enter into any contract on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract the property on behalf of ehB Residential, nor enter in