



Flat 1, No 9 Market Place, Warwick

£1,200 PCM



**SUPERB TWO BEDROOM FIRST FLOOR CHARACTER APARTMENT** offering well appointed accommodation of generous proportions set within this quality conversion of this substantial Grade II listed period building, plus the added benefit of allocated secure parking to the rear. Unfurnished. A new oven and ceramic hob that have been fitted in the kitchen.

Available now.

The property is ideally placed within the hustle and bustle of the market square with excellent amenities close at hand. **AN EARLY VIEWING IS STRONGLY RECOMMENDED.**

- Energy Rating E
- Warwick District Council Tax Band C
- Holding Deposit £276
- Deposit £1,384.

#### Communal Entrance Hall

Approached either from the Old Market Square or from the parking area approached from New Street. Door to PRIVATE INDIVIDUAL LOCKER STORE WITHIN THE CELLAR. Staircase to the first floor.

#### Hall

Front door with spy-hole. Security entry phone system. Burglar alarm control panel. Heating thermostat. Smoke detector.

#### Sitting Room

16'0" x 13'1" (4.88 x 3.99)

Original fire surround. Two old school style radiators. Two wall light points. Two full height sash windows with secondary glazing providing view over the square and countryside beyond. T.V. point. Square opening to the kitchen.

#### Dining Area

##### Kitchen

11'7" x 5'10" (3.53 x 1.78)

Fitted with an attractive range of cream coloured gloss finish units. Inset single drainer stainless steel sink with a mixer tap attachment and cupboard space under. Range of eye and base level units. Natural woodblock work surfaces and walls tiled around the splash areas. Tiled floor with under heating. Built-in stainless steel fronted Lamona oven, ceramic hob and stainless steel chimney cooker hood over. Integrated fridge / freezer, washing machine and dishwasher. 4 ceiling recessed spotlights. Smoke detector.

#### Bedroom One

16'5" x 12'1" (5.00 x 3.68)

14'5" (4.40m) into bay.

Full height bay window to the rear providing views towards St. Mary's Church tower. 3 Old school style radiators. T.V. point. Telephone point. Fire surround. Decorative ceiling coving. Door to:

#### En-Suite Shower Room

Well appointed with white suite. Corner quarter circle enclosure with sliding entry doors and Mira thermostatic shower. Pedestal wash hand basin. Walls tiled around the splash areas. Tiled floor with heating under. Close coupled w.c. Chrome ladder heated towel rail / radiator. Extractor fan. Sash window. Electric shaver point. 3 ceiling recessed spotlights.

#### Bedroom Two

12'10" x 8'4" (3.91 x 2.54)

T.V. point. Telephone point. Old school style radiator. Sash window to front with secondary glazing and stained glass feature upper panes.

#### Bathroom

Well equipped with white suite. Panelled bath with shower attachment over, side screen and walls tiled around the splash areas. Tiled floor with heating under. Close coupled w.c. Pedestal wash hand basin. Chrome ladder heated towel rail / radiator. Electric shaver point. 5 ceiling recessed spotlights. Cupboard housing the hot water cylinder.

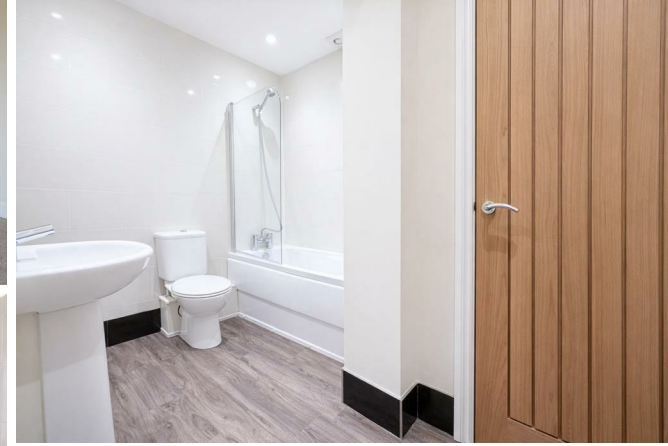
#### Basement Storage

#### Outside

Secure allocated parking space to rear with gated access from New Street.

#### General information

SERVICES: All mains services are connected to the property. COUNCIL TAX: Warwick District Council Tax Band 'C' £1766.66 2020/21 VIEWING: Please contact the Agents DONALD CARTER & PARTNERS on 01926-492422, or e-mail sales@donaldcarter.co.uk. who will be pleased to make appointments for interested applicants to view.



#### 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

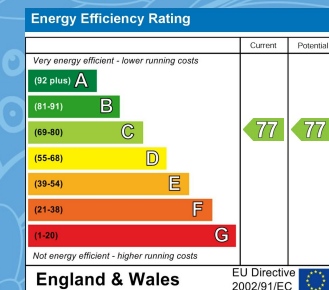
Donald Carter & Partners is a member of Propertymark client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme.

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Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 [ehbresidential.com](http://ehbresidential.com)



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