





Available mid February is this well presented one bedroom ground floor apartment.

Convenient town centre location, having easy access to the railway station and the motorway network.

The gas centrally heated accommodation comprises: Hall with storage cupboard off, Living Room, Fitted Kitchen, Double Bedroom, Bathroom/WC, covered parking space with security gated access.

Unfurnished.

#### Communal Entrance

A communal entrance door with intercom leads to the communal entrance hall with door to :

#### Reception Hall

Having central heating radiator, laminate flooring, store cupboard off and doors to :-

#### Living Room

15'4" max x 11'11" (4.68 max x 3.62)  
Having matching laminate flooring, twin

double glazed small pane sash windows and solid wood entrance door to Nicholas Church Street, coal effect gas fire, tv point, telephone point and double opening doors to :-

#### Kitchen

Having tiled floor and having the benefit of a comprehensive range of matching base units and wall cupboards with complementary work surface with integrated four ring electric hob, electric oven below and extractor fan unit above, one and a half drainer sink unit with



mixer tap, integrated fridge and washing machine, complementary tiled splashbacks, wall mounted gas boiler, central heating radiator and double glazed small pane window to Nicholas Church Street,

#### Bedroom

10'8" max x 6'11" max (3.26 max x 2.10 max)  
Having small pane double glazed window to the rear, laminate flooring, double bed with mattress, triple wardrobe with hanging space and shelving, central heating radiator, tv point.

#### Bathroom / WC

Having central heating radiator, and white suite comprising panel bath with electric shower unit over, pedestal wash hand basin and low flush w.c., there is complementary part tiling to the walls and a storage cupboard off.

#### OUTSIDE

There is a covered parking space under a car port, and security gated access.

#### POST CODE

CV34 4JD

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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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			

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

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