

## WEST STREET, WARWICK CV34 6AN



- **Brilliant Town Centre Location**
- **Living Room with Bay Window**
  - **Double Bedroom**
  - **Fitted Kitchen**
- **Available: Immediately**
- **Current EPC Rating: 49 (E)**
  - **Restrictions: No pets.**

**1 BEDROOMS**

**£825 PCM**

An attractive One Bedroom Apartment in the heart of Warwick.

The property is comprised in brief of a communal entrance, with stairs leading to the apartment on the first floor. A fitted kitchen offers ample cupboard space, with the benefit of an integrated oven and hob and undercounter washer dryer.

A bright and spacious living room offers floor to ceiling windows and leads into a good sized double bedroom. Three piece suite bathroom with shower cubicle.

Water rates are included within the rent.

Available January 2026. Viewing recommended.

Sorry, no pets permitted.

### **Communal Entrance Hall**

Accessed from West Street via a security entry door, carpeted and neutrally decorated.

### **Entrance Hall**

Accessed via a solid wooden door, with doors leading in to the

### **Living Room**

Carpeted and neutral decoration, wooden framed, double glazed, bay style window to front elevation with curtain pole and fitted curtains, electric heater to wall. Door leading in to

### **Double Bedroom**

Accessed via two steps which leads down in to the room, double glazed wooden framed windows with curtain pole and fitted curtains

### **Fitted Kitchen**

Fitted with base and wall units with a wood effect frontages, fitted electric oven with ceramic hob, brand new white fridge freezer, brand new white washer drier, built in stainless steel sink with matching drainer, white UPVC double glazed window to rear elevation

### **Shower Room**

Fitted with a walk in double electric shower, pedestal wash basin with chrome hot and cold taps, low level wc with chrome push flush, white UPVC double glazed, obscure glazed window to rear elevation.

### **Holding Deposit**

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

### **Lettings Disclaimer**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. this is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up.

### **Tax Band**

Council Tax Band 'A'



