

ARLINGTON AVENUE, LEAMINGTON SPA CV32 5UD



A MODERN ONE BEDROOM APARTMENT WITH GARAGE AND PARKING IN THE NORTH OF LEAMINGTON WITHIN WALKING DISTANCE OF THE TOWN CENTRE

- Modern Building
- One Bedroom Apartment
- Single Garage & Allocated Parking
- Kitchen & Separate Utility
- Balcony
- Available: 23rd May 2022
- Restrictions: Not Suitable for Children or Pets
- EPC: 85 (B)

1

Unfurnished

£1,050 PCM

Located on the top floor this modern one bedroom executive apartment is completed to a high specification and Hawkesford are delighted to present it to market.

The New Coach House is located in the North of Leamington and viewing is highly recommended to appreciate the size and space of the apartment, which also boasts a small balcony area over looking Arlington. The apartment is offered with one allocated parking space and single garage, a must see property.

Entrance Hall

Window to front. With automatic lighting and wooden coat hooks.

Inner Hallway

Window to the rear. Doors to utility, wc.

Utility Area

With freezer, washer/dryer, sink unit.

WC

Obscure glazed window to rear. Heated towel rail and sink.

Open Living Area 14'8" x 23'8" (4.49 x 7.22)

With balcony to the front elevation

Kitchen Area 7'10" x 11'10" (2.41 x 3.63)

Window to rear. Fitted with a range of floor and wall units with integrated gas hob, oven and dishwasher.

Bedroom 9'11" x 16'0" (3.03 x 4.90)

Window to side elevation. Dressing area built in wardrobes

Bathroom

With towel rail, medicine cabinet, bath with shower over and obscure glazed window to the rear elevation

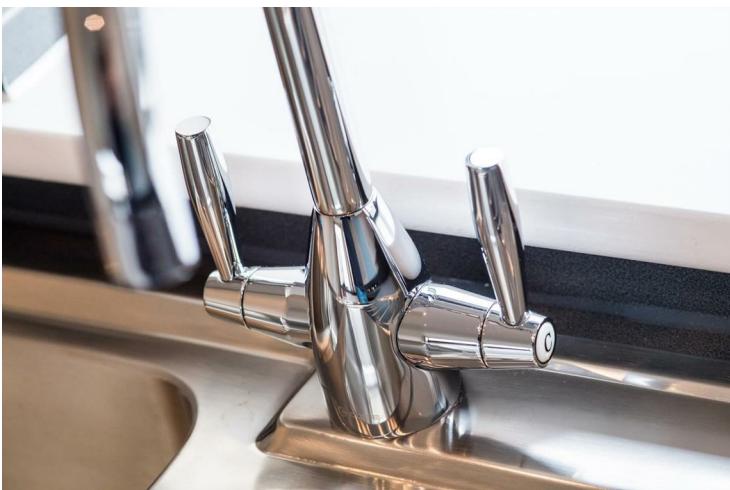
Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 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. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings 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.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	