

**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)

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**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**

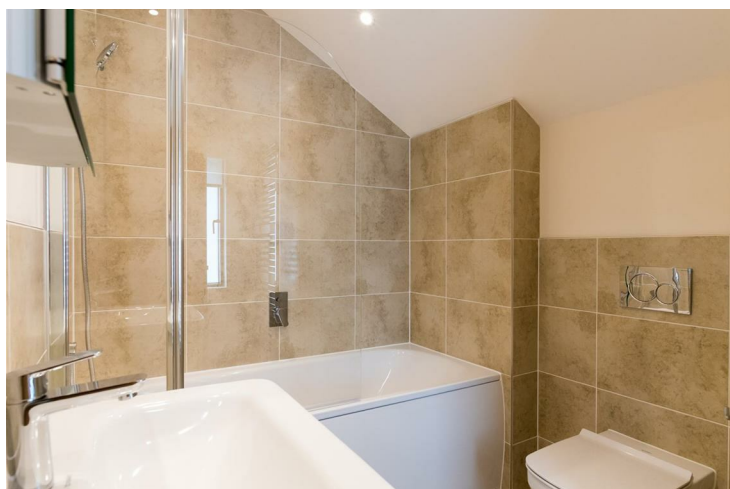
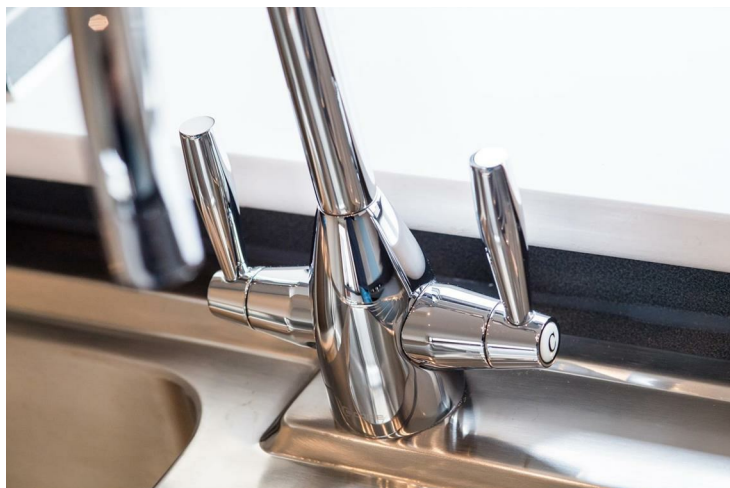
No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

**Lettings Disclaimer**

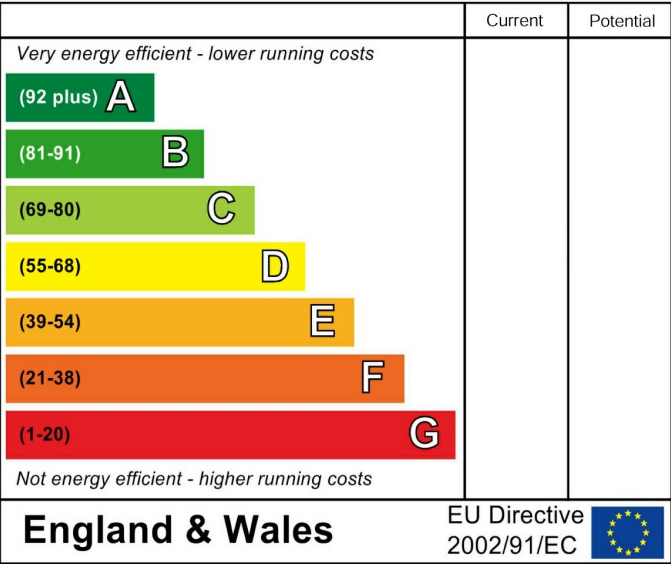
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Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property 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



Environmental Impact (CO<sub>2</sub>) Rating

