

BEDFORD STREET, LEAMINGTON SPA CV32 5DT



A TWO BEDROOM GROUND FLOOR APARTMENT LOCATED IN THE HEART OF LEAMINGTON TOWN CENTRE

- Town Centre Location
- Fitted Kitchen Diner
 - Two Bedrooms
 - Parking
 - Outside Courtyard
- Available: 17th September 2022
 - Current EPC Rating: 69 (C)
- Restrictions: No pets. No smoking. 12 month tenancy only.

2

Part furnished

£920 PCM

A conveniently located, two bedroom, ground floor apartment in Leamington town centre benefiting from gas central heating, fitted kitchen and one parking space.

Entrance

Lounge 19'1" x 15'2" (5.84 x 4.63)

(at widest point) With sofa and chair, bookcase, coffee table, porthole window and further window, with two windows to side elevation.

Kitchen 9'6" x 16'6" (2.91 x 5.03)

With cooker, washine machine, fridge freezer, table and chairs, kettle, toaster, corner cabinet, mirror, window to front elevation and door to outside space.

Bedroom Two 9'6" x 9'8" (2.90 x 2.97)

Bedroom One 9'4" x 11'10" (2.87 x 3.61)

With double bed (not pictured), set of two chest of drawers, window to front elevation and wardrobe with shelves and hanging space.

Bathroom

Tiled flooring, low level WC, pedestal wash hand basin, bath with shower over, heated towel rail.

Outside

With gate to street.

Tax Band

Council Tax Band "A"

GENERAL INFORMATION LETTINGS

To secure this property you will need to complete Reference Application Forms, available from the Leamington office or from our website. These need to be completed and submitted with the Agency Fee. SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.

Agency Fee

The Agency Fee is £200.00 for an individual and £325.00 for a joint tenancy (£125.00 for each additional). The Information for the tenants will give you details of all the proofs and addresses required and how to complete the application form. The tenants will be charged an exit (check out) fee at the end of the tenancy. The fee is listed on the Tenancy Agreement. Once we are in receipt of both the form and Agency Fee we will then consider the property let subject to satisfactory references.

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of the rent plus £150. e.g. A rent of £1000 would mean the deposit required would be £1150

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, not 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.



