

## LOWER CAPE, WARWICK CV34 5DP



**A ONE BEDROOM, CHARACTER PROPERTY IN A BACKWATER LOCATION OF WARWICK TOWN CENTRE BENEFITING FROM BEING SEMI DETACHED, WITH TWO SMALL GARDENS AND ON STREET PARKING.**

- One bedroom property
  - Modern Bathroom
  - Modern Kitchen
    - Furnished
  - Courtyard Garden
- Available January 2026
- Restrictions: Pets by Arrangement. Not Suitable for Children
- Current EPC Rating: 45 (E)

**1 BEDROOMS**

**£825 PCM**

Charming one bedroom, furnished property in Warwick.

The property is comprised in brief of a newly fitted kitchen offering whitegoods, fridge and freezer, washer dryer and dishwasher. A charming living room leads up to the first floor, with a good sized double bedroom and newly refurbished bathroom. The property also boasts in own private courtyard garden at the front.

An ideal property for a single occupier or couple. Ten minutes walking distance from Warwick town centre. Close to the hospital and transport links.

On street permit parking.

#### **Kitchen 9'4" x 7'11" (2.85 x 2.41)**

#### **Living Room 11'11" x 10'0" (3.64 x 3.04)**

Carpeted to floor, neutral décor to walls and ceiling, light point to ceiling, white UPVC double glazed window to front elevation, new, light green, lined curtains. New Creda Electronic Panel Heater with timer, gas fire, various electric sockets, leather "L" shaped sofa.

From the living room, original wooden door, with ceramix knob opening up to the stairs, which are painted white, leading to the first floor landing which has floorboards painted white and neutral décor. Original wooden door, leading to:

#### **Bathroom 7'10" x 6'6" (2.39 x 1.99)**

Modern bathroom with bath and shower over, pedestal wash hand basin, w/c

#### **Landing**

From the landing, original wooden door, ceramic door knob leading into:

#### **Bedroom 11'11" x 9'6" (3.62 x 2.90)**

Original strip floor boards to floor, neutral décor to walls and ceiling, a white UPVC double glazed window to front elevation, net and full length, new, duck egg blue lined curtains. Light point to ceiling, feature fireplace, new Creda Electronic Panel Heater with timer, IKEA's 'Brusali' range furniture to include: triple wardrobe with a central mirror, a wide chest of drawers and also a tall boy chest of drawers for ample storage. There is a pine bed frame with mattress. Original wooden door with ceramic door knob housing the hot water tank with a small amount of airing cupboard storage.

#### **Outside**

The rear is mainly landscaped, one border with various flowers and a white washed shed. Also there is a hanging line for drying clothes.

#### **Tax Band**

Council Tax Band "B" from Warwick District Council.

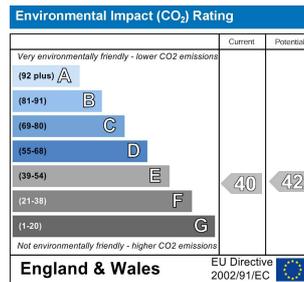
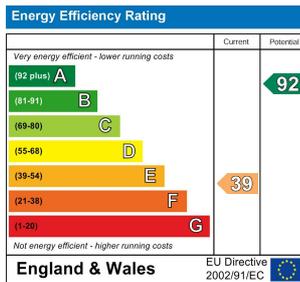
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### Holding Deposit

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)



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