

NEW STREET, WARWICK CV34 4RX



A MODERN UNFURNISHED TWO BEDROOM APARTMENT IN A TOWN CENTRE LOCATION.

- Two Bedrooms
- Recently redecorated throughout
- Modern First Floor Apartment
 - Town centre location
 - Gas Central Heating
 - Available: Immediately
 - Restrictions: No Pets
 - EPC: C
 - Council tax band: B

2 BEDROOMS

£995 PCM

Located in the heart of Warwick town centre, this two bedroom spacious first floor apartment was refurbished in a modern style and has been newly re-carpeted and re-decorated throughout.

The apartment has Gas central heating and is within a short walking distance of the market square and the train station.

Flat 1 6B New Street

First floor apartment accessed via communal entrance hall, leading to flat door entrance.

Personal Entrance Hall

Study Area 4'5" x 6'11" (1.36 x 2.13)

Window to the rear elevation, radiator.

Kitchen 11'11" x 9'4" (3.64 x 2.86)

Window to rear elevation with fridge/freezer, double oven, gas hob and extractor fan, washer dryer and dishwasher.

Living Room 13'3" x 10'2" (4.05 x 3.11)

Window to front elevation. Feature fire place surround with mirror over.

Bedroom One 9'1" x 11'0" (2.79 x 3.36)

Window to front elevation.

Bedroom Two 10'11" x 6'9" (3.34 x 2.06)

Window to front elevation.

Bathroom

Obscure glazed window to rear elevation. White suite comprising bath, low level flush WC, pedestal wash hand basin, separate shower cubicle, airing cupboard, heated towel rail, shaver compatible electric socket.

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. 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.

Tax Band

Council Tax Band "B"

