

**ANFIELD COURT, RUSSELL TERRACE, LEAMINGTON SPA CV31 1HD**



**A WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT IN CLOSE PROXIMITY TO TOWN CENTRE.**

- First Floor apartment
- Newly Redecorated
  - New Bathroom
- Two double bedrooms
  - Single Garage
  - Part furnished
- Available: 17th June
- Restrictions: No Pets
  - EPC: 51 (E)

Ideally located for Leamington town centre and train station.

Situated on the first floor, this two bedroom flat is offered on a part furnished basis with viewing recommended.

Within walking distance of the main parade and Jephson Gardens.

#### **Entrance Hall**

Storage cupboard with immersion. Night storage unit. unit

#### **Bedroom One 9'11" x 10'10" (3.04 x 3.31 )**

With window to the front elevation. Built-in wardrobe with two hanging rails, double free standing wardrobe and double bed

#### **Kitchen 6'10" x 8'10" (2.10 x 2.70)**

Fully fitted with free standing washing machine, dishwasher, window to the front elevation, electric hob, electric oven, extractor fan and integrated fridge with freezer box

#### **Living Room 10'5" x 17'0" (3.19 x 5.19)**

Window to the front elevation. Low level units with matching nestle of tables, dining tables and chairs. Sofa and single seater. Night storage heater

#### **Bedroom Two 8'10" x 9'10" (2.70 x 3.01)**

Window to the side elevation. Floating shelves to wall. Built-in storage cupboard with shelf and hanging rail.

#### **Bathroom**

Fitted with a white suite to comprise; bath with shower over, low level wc, pedestal wash hand basin and mirror.

#### **Outside Storage cupboard**

Useful outside storage space

#### **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.

#### **Rent**

The rent is shown on the front page of these details. Deposit: The deposit is made up of the rental amount plus £150. e.g. A rent of £1000 would mean the deposit required would be £1150. The amount payable including for rent and deposit would be £2150.

#### **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 and you will be required to bring your passport (for all UK and Non UK residents) for us to copy. SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.

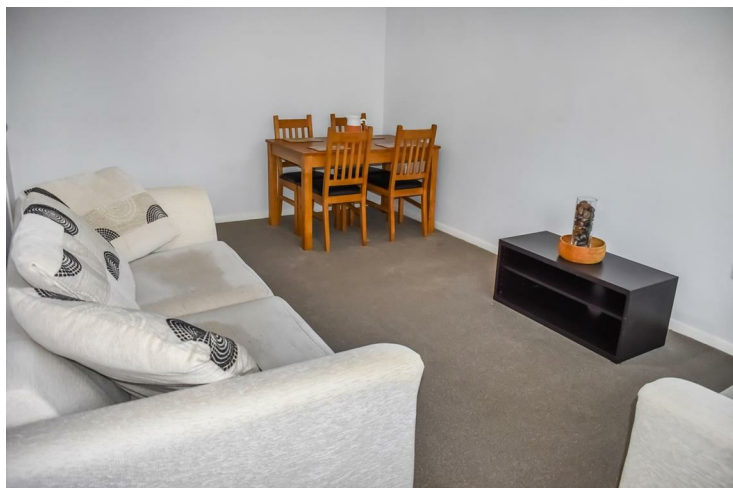
#### **Holding Deposit**

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

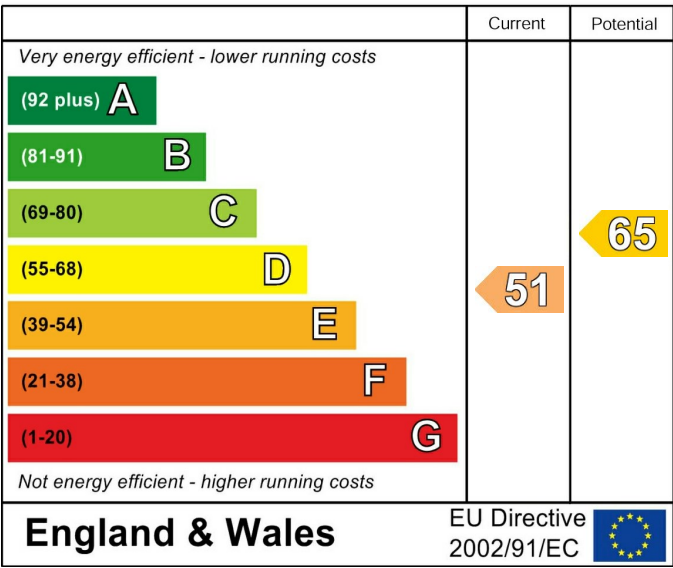
#### **Tax Band**

The Council Tax Band is "B" from Warwick District Council





Energy Efficiency Rating



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

