

ARLINGTON AVENUE, LEAMINGTON SPA CV32 5US



A NEWLY BUILT ONE BEDROOM APARTMENT WITH GARAGE AND PARKING IN THE NORTH OF LEAMINGTON WITHIN WALKING DISTANCE OF THE TOWN CENTRE

- Newly Built
- One Bedroom
- Ground Floor Apartment
- Single Garage & Allocated Parking
 - Kitchen & Utility
- Restrictions: Not Suitable For Pets or Children
 - Available: 10th October 2022
 - EPC : 84 (B)

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Unfurnished

£925 PCM

Hawkesford are delighted to present this immaculately presented one bedroom apartment in the North of Leamington Spa.

Viewing is highly recommended to appreciate the size and space of this executive apartment, which has; living with bay window to the front, kitchen, utility room, bathroom with shower, double bedroom with built-in wardrobes. One allocated parking space and single garage.

Entrance Hall

With automatic lighting and coat hooks.

Inner Hallway

With doors leading off to all rooms.

Utility Area

With freezer, and washer/dryer.

Bathroom

With shower over bath, low level wc, vanity unit, medicine cabinet, towel rail. Obscure glazed window to rear.

Living Area 17'5" x 17'3" (5.32 x 5.27)

Bay window to the front elevation. Neutral carpets and decor throughout. Open plan to kitchen area.

Kitchen Area 10'10" x 8'9" (3.32 x 2.69)

With gas hob, electric oven, with extractor fan, fridge, dish washer. Breakfast bar. Window to rear.

Bedroom One 12'11" x 10'1" (3.95 x 3.09)

With built-in wardrobes with automatic lights, shelving and hanging rail. Window to the side elevation.

Tax Band

Council Tax Band 'C' from Warwick District Council.

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)

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 five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).



