

WATERSIDE, LEAMINGTON SPA CV31 3QA



A NEWLY RENOVATED GROUND FLOOR 2 BEDROOM APARTMENT WITH STUNNING VIEWS OVER THE CANAL, LOCATED IN A POPULAR PART OF LEAMINGTON SPA. CLOSE TO LOCAL AMENITIES, SHOPPING AND GREAT ACCESS TO THE M40. ALLOCATED PARKING IN A SECURE GATED DEVELOPMENT.

- Two double bedrooms
- Ground Floor Apartment
- Secure Gated Development
- One Allocated Parking Space
- Restrictions: No Pets & No Smoking
 - Waterside Views
 - Available in October
 - Council Tax Band: C
 - EPC: C

A well-presented ground-floor apartment situated within a secure gated community, ideally located close to Leamington Spa town centre and offering easy access to the train station.

The property benefits from a modern fitted kitchen with white goods, a contemporary bathroom, and two spacious double bedrooms. The apartment also enjoys lovely views over the canal, creating a pleasant and peaceful outlook.

Further benefits include allocated parking and the added security and convenience of a gated development.

Property is available in October on a part furnished basis. Please note no pets allowed in the development.

Kitchen

Several wall and floor units great for storage, plenty of worktop space great for food preparation, complete with a gas hob and fan oven, washing machine and integrated fridge/freezer. There is also a dining room table and chairs. Wood effect flooring and a radiator.

Living Room

Bright and airy living room with French doors overing looking the canal, complete with wood effect flooring, a sofa and armchair. Newly decorated.

Master Bedroom

Newly decorated and carpeted bedroom, windows out and a radiator.

Bedroom Two

Newly decorated and carpeted bedroom, windows out and a radiator.

Bathroom

Modern bathroom suite complete with WC, bath with shower over, pedestal sink and a mirrored storage cabinet. tiling and flooring throughout.

Outside

Stunning waterside views and one allocated parking space within a secure gated development.

Tax Band

The Council Tax Band is C

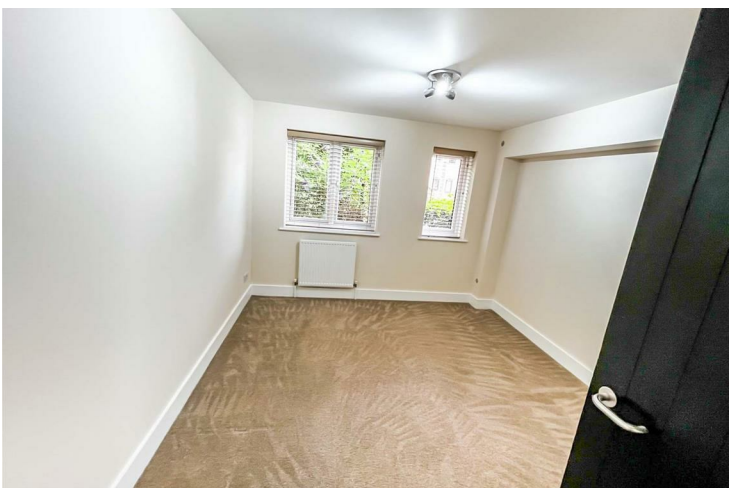
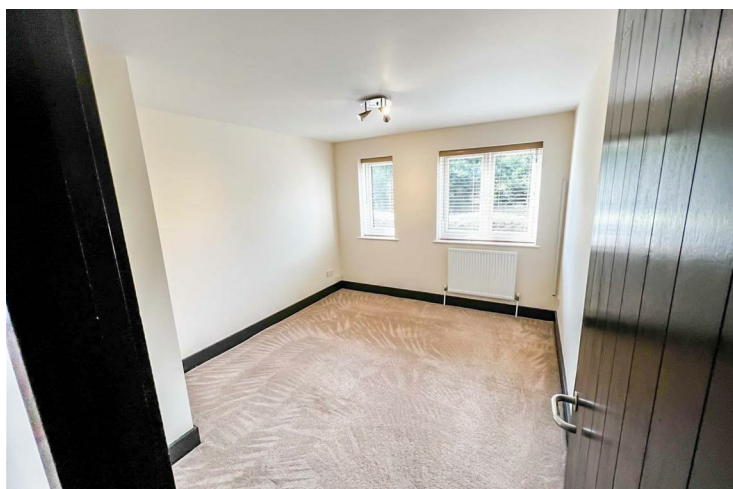
Holding Deposit

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)

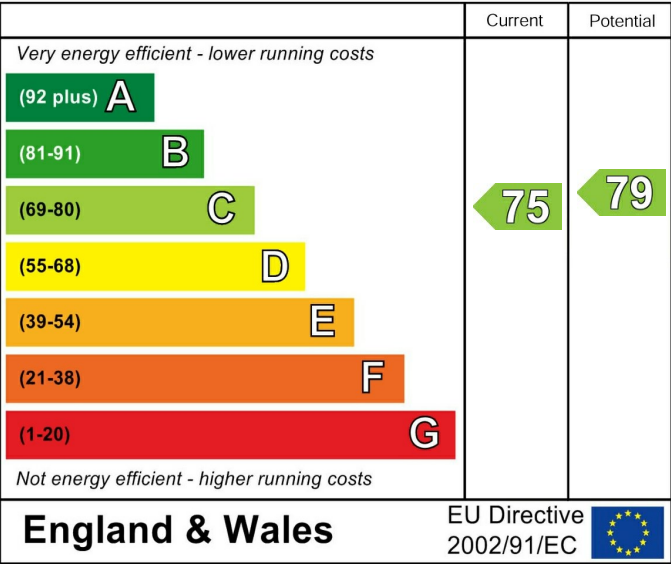
Lettings Disclaimer

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.

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

