WARWICK STREET, LEAMINGTON SPA CV32 4QY

ONE BEDROOM FLAT IN THE HEART OF LEAMINGTON SPA WITHIN WALKING DISTANCE OF THE TRAIN STATION AND ALL LOCAL AMENITIES

- **Town Centre Location**
- **Gas central heating**
- **Double Bedroom**
- **Good size living room**
- **Available Now**
- **Restrictions: No pets**
- **EPC: C**
- **Council Tax Band: A**

1 BEDROOMS | **£895 PER MONTH**

Well-Presented One-Bedroom Apartment – Available Now

This one-bedroom apartment offers practical and comfortable accommodation, comprising a communal entrance hall, private entrance hall, living room, double bedroom, bathroom, and a fitted kitchen with appliances.

The property benefits from gas central heating and on-street permit parking. Ideally suited to a single professional or couple, the apartment is available for immediate occupation.

The apartment is situated above a public house, which prospective tenants should take into consideration when arranging a viewing. The property is available on an unfurnished basis.

Located in the centre of town, the property is a few minutes walk from Leamington Train Station, Jephson Gardens and the Parade.

Situated on the first floor with a shared communal entrance hall and security entry phone.

Entrance Hall
Doors to all rooms, wall mounted radiator

Living Area 15'0" x 14'8" (4.59 x 4.48)
At the widest point. Window to the side elevation and covered radiator.

Kitchen Area 7'4" x 10'5" (2.24 x 3.20)
With window to the rear elevation. Gas hob with electric oven, washing machine, tumble dryer and boiler

Bedroom 27'1" x 11'7" (8.27 x 3.55)
Sash Window to the side elevation, wall mounted radiator

Bathroom
With white suite comprising; pedestal wash basin, low level WC and bath with shower over. Built-in storage cupboard

Outside
On-Street permit parking.

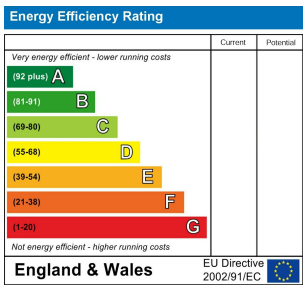
Council Tax
The Council tax is a band A from Warwick District Council.

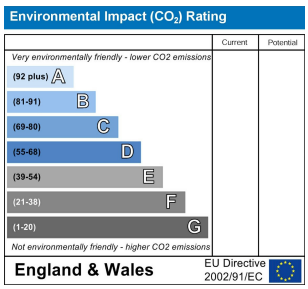
Lettings Disclaimer

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 robert west 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.

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)


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC