

THE SPACE TAVISTOCK STREET, LEAMINGTON SPA CV32 5PJ



A FURNISHED ONE BEDROOM APARTMENT IN THIS POPULAR BLOCK

- **Central Location**
- **Third floor with lift**
 - **One Bedroom**
 - **Fully Furnished**
- **Available: 13th July 2022**
 - **EPC: 78 (C)**
- **Restrictions: Not suitable for pets or children**

1

Furnished

£775

Located in the centre of town, the property is at the top of The Parade close many amenities and public parks.

The building has a communal entrance lobby and a lift.

The property has been re-decorated and re-carpeted throughout, with internal viewing highly recommended.

Communal Entrance Lobby

With lift to the third floor

Entrance Hall 10'5" x 7'6" (3.2 x 2.3)

L shaped. Radiator to wall, inbuilt storage area.

Living Area 10'8" x 18'4" (3.27 x 5.59)

With dining table and four matching chairs, 3 seater sofa, large mirror to wall, 2 radiators to walls, shelving units to walls, double glazed window to rear elevation.

Kitchen Area 6'4" x 9'2" (1.95 x 2.8)

Integrated units, fridge freezer, washer-dryer, integrated electric oven, extractor fan, gas hobs, microwave

Bedroom One 14'7" x 7'8" (4.45 x 2.34)

Radiator to wall, double glazed window to rear elevation, set of draws, double wardrobe, double bed with mattress.

Bathroom 6'4" x 6'8" (1.94 x 2.04)

Low level W/C, wash hand basin, bath with shower over, radiator to wall, mirror to wall.

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.

Holding Deposit

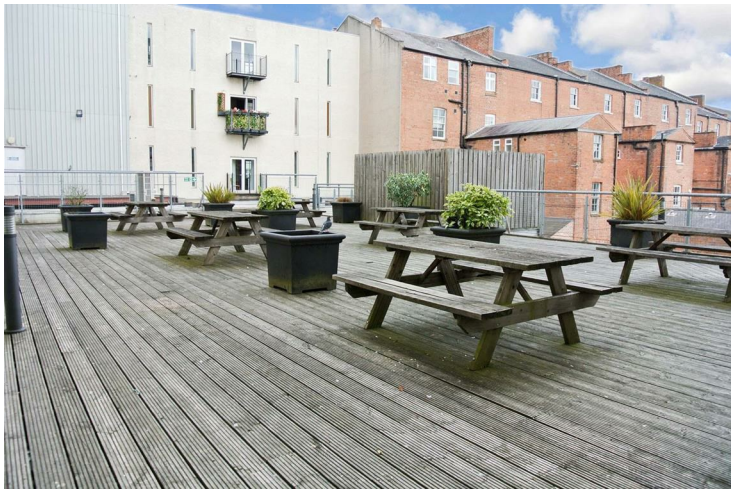
One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

Tax Band

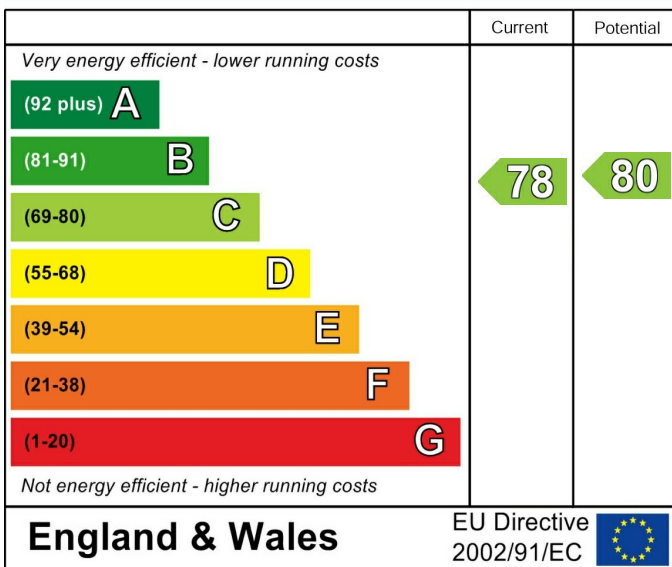
Council Tax Band "B" from Warwick District Council

Tax Band

The Council Tax Band is B



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

