

## THE WOOLPACK, WARWICK CV34 4WP



**A TWO BEDROOM FIRST FLOOR APARTMENT SITUATED IN THE HEART OF WARWICK WITH EASY ACCESS TO THE TOWN CENTRE, WARWICK TRAIN STATION AND THE M40.**

- Newly Re-Decorated
- Town Centre Location
  - Two Bedrooms
  - En-Suite Bathroom
  - Allocated Parking
- Restrictions: No pets. No smoking.
  - Current EPC Rating: 78 (C)
  - Council Tax Band - D
  - Available: February 2026

**2 BEDROOMS**

**£1,150 PCM**

A superbly located, first-floor apartment set in the very heart of historic Warwick Town Centre.

Forming part of the prestigious conversion of the former Woolpack Inn—an impressive period building dating back to 1788 and thoughtfully redeveloped in 2000—this immaculate apartment combines character with modern living.

The apartment benefits from recent re-decoration throughout, and boasts a spacious layout, featuring two generously sized double bedrooms, including master bedroom with a en-suite bathroom.

A well-appointed fitted kitchen with dining space, complete with a washing machine, dishwasher, full-size fridge freezer, electric hob an oven and integrated microwave. A bright and airy lounge offers ample living space. The property also benefits from one allocated parking space.

Perfectly positioned, the apartment offers easy access to Warwick town centre, Warwick Bus Station, Warwick train station, and Junction 13 of the M40.

Available February 2026, on an unfurnished basis.

#### **Entrance Hall 14'8" x 12'6" (4.47 x 3.8)**

With telephone entry system, wall mounted electric heater, coved cornice, door to cupboard housing hot water tank:

#### **Kitchen 18'3" x 8'10" (5.56 x 2.68)**

Having a range of matching wall, base and drawer units with work surfacing incorporating one and a quarter bowl sink with mixer tap over, splashback tiling, built in double electric oven four ring ceramix hob and extractor over. Integrated fridge freezer, dishwasher and washer dryer.

#### **Living 14'8" x 12'6" (4.47 x 3.8)**

With double glazed windows, wall mounted electric heater, coved cornice, telephone and TV aerial points.

#### **Dining Area**

Having ample space for dining table and chairs, wall mounted electric heater.

#### **Main Bedroom 20'3" x 14'11" (6.17 x 4.54)**

Having double glazed opening French doors with Juliet balcony overlooking courtyard, two double built in wardrobes with hanging rail and shelving over, wall mounted electric heater. Door leading into:

#### **En Suite Shower room**

Having a white suit comprising double shower cubicle, pedestal wash hand basin, low level w.c and bidet. Splashback tiling, wall mounted electric heater, extractor fan, shaver point.

#### **Bedroom Two 12'4" x 8'10" (3.77 x 2.68)**

With double glazed window, wall mounted electric heater.

#### **Bathroom**

Having a white suite comprising panelled bath with telephone shower attachment, pedestal wash hand basin and low level WC. Tiling to splashback areas, extractor fan, shaver point and wall mounted electric heater.

### **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. SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.

**Rent**

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

**Agency Fee**

The Agency Fee is £200.00 for an individual and £325.00 for a joint tenancy (£125.00 for each additional). The Information for the tenants will give you details of all the proofs and addresses required and how to complete the application form. The tenants will be charged an exit (check out) fee at the end of the tenancy. The fee is listed on the Tenancy Agreement. Once we are in receipt of both the form and Agency Fee we will then consider the property let subject to satisfactory references.

**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.

**TAX BAND**

Council Tax Band "D" from Warwick District Council





























