

SPRING POOL, WARWICK CV34 4UR



- Ground floor apartment
- Two double bedrooms
- Two allocated parking spaces
 - Fully furnished
- Close proximity to town centre
 - Available immediately
 - Council Tax Band: C
 - EPC: D

2 BEDROOMS

£975 PER MONTH

Ideally situated in a convenient town centre location, this well-presented two-bedroom ground floor flat offers comfortable and practical living accommodation.

The property benefits from two well-proportioned bedrooms, a spacious living area, a fitted kitchen and a bathroom. Being positioned on the ground floor, the apartment provides easy and convenient access without the need for stairs.

A particular advantage is the provision of two allocated parking spaces, a highly desirable feature for a town centre property.

The flat is ideally located close to a wide range of local amenities, including shops, cafés, restaurants and public transport links. The hospital is also within close proximity, making the property particularly convenient for hospital staff and those requiring easy access to local healthcare facilities.

Available immediately on a furnished basis.

Living room

Fully furnished; including sofa, armchair, dining table with chars, tv stand, breakfast bar

Kitchen

Fitted kitchen; including fridge freeze, washing machine, oven

Bedroom 1

Double bedroom; including double bed, bedside tables and an inbuilt wardrobe

Bedroom 2

Double bedroom; including double bed, bedside table, double door wardrobe, mirror

Bathroom

Including toilet, wash basin, bath and electric shower

Garden

Communal garden.



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 CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC