

REGENCY PLACE, LEAMINGTON SPA CV31 2EE



A SECOND FLOOR, NEWLY DECORATED APARTMENT LOCATED IN THE SOUTH OF LEAMINGTON SPA WITH EASY ACCESS TO THE TOWN CENTRE & RAILWAY STATION. ACCESSED BY SECURITY ENTRY GATES AND SECURITY ENTRY PHONE SYSTEM.

- South Leamington Spa
- Second Floor Apartment
- Secure Gated Complex
- Telephone Entry System
- Two Double Bedrooms
 - Allocated Parking
- Available January 2023
- **Restrictions: No smoking. No pets.**
 - Modern
- **Current EPC Rating: 80 (C)**

2 BEDROOMS

£795 PCM

Accommodation comprises; Entrance hall, sitting room, kitchen with hob, oven, washing machine and fridge, two double bedrooms, master fitted with wardrobes, bathroom with telephone style shower attachment. One allocated parking space, security entry system. Available January 2023

Communal Hallway

The communal hallway is accessed via the rear of the building.
Property is located on the second floor.

Neutral dceor, carpeted to floor.

Hallway

Provides access to all accommodation, newly carpeted, neutral decor, cupboard housing boiler and providing storage, light point to ceiling, central heating radiator, electric socket, secure entry telephone.

Kitchen

Neutral decor, central heating radiator, range of wall and base units, tiled splashback, gas hob with extractor above, oven, stainless steel sink with drainer, washer dryer, under counter fridge with freezer section, several electric sockets, light point to ceiling.

Living/Dining Room

Window to front elevation with blind, newly carpeted, neutral decor, two central heating radiators, four double electric sockets, television point, two light points to ceiling,

Bathroom

Neutral decor, white pedestal wash hand basin, white bath, white WC.

Bedroom One

Window to front elevation, neutral decor, newly carpeted, central heating radiator, fitted mirror fronted sliding wardrobe, three double electric sockets, telephone point, television point, light point to ceiling.

Bedroom Two

Window to rear elevation, neutral decor, newly carpeted, central heating radiator, two double sockets, light point to ceiling.

Outside

One allocated parking space to the rear of the building.

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

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.

Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G
If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

The Holding Deposit for this property is £183.00



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	

www.hawkesford.co.uk t: 01926 430 553 f: 01926 430 538 e: leamington@hawkesford.co.uk