

**CLAPHAM STREET, LEAMINGTON SPA CV31 1JJ**



**THIS NEWLY RENOVATED TWO BEDROOM PROPERTY HAS BEEN REFURNISHED TO A HIGH STANDARD AND IS IN A CENTRAL LEAMINGTON LOCATION.**

- Two Bedroom
- Newly Renovated
- Community Feeling
- Available : 19th August
- Restrictions: No Pets

**2 BEDROOMS**

**£1,300 PCM**

Front door leads to an entrance hall with stop lights. (Downstairs has wooden flooring throughout) Stairs leading to first floor and door leading into

**Living Room/Dining Room 22'2" x 10'10" (6.78 x 3.325)**

Window and radiator to the front elevation, under stairs storage, built in storage units, single patio door leading to garden.

Downstairs WC

**Kitchen 15'11" x 7'10" (4.86 x 2.40)**

White High gloss floor and wall units, breakfast bar with stools, washing machine, dish washer, fridge/freezer, integrated microwave, electric oven and extractor fan, double doors leading to the garden

Newly carpeted stairs leading into each bedroom. The landing houses a fitted double wardrobe/storage unit

**Master Bedroom 13'10" x 10'11" (4.23 x 3.33)**

Window and radiator to front elevation, several double sockets and pendant light fitting

**Bedroom Two 8'9" x 10'11" (2.67 x 3.34)**

Window and radiator to the rear elevation over looking the garden. Double sockets and pendant light fitting

**Bathroom**

Separate shower unit, Bath, pedestal wash hand basin, WC and cupboard housing boiler for central heating and tumble dryer

**Outside**

Paved courtyard garden with a small gate for rear access.

**Holding Deposit**

One weeks' rent as a holding deposit will be required ( $\text{Rent} \times 12 / 52$  - e.g If Rent = £750, The holding deposit would be  $\text{£}750 \times 12 / 52 = \text{£}173$ )

**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.

**Rent**

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC