distinctly different

Residential
New Homes
Lettings
Commercial

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



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 dyer

#### **Outside**

Paved courtyard garden with a small gate for rear access.

### **Holding Deposit**

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

# **Lettings Disclaimer**

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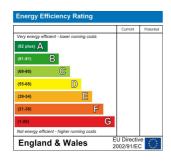
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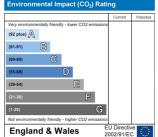
### Rent

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).









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