

KING EDWARDS COURT, WARWICK CV35 7ST



APARTMENT SITUATED ON THE POPULAR HATTON PARK DEVELOPMENT.

- **TWO BEDROOM APARTMENT**
 - **Countryside Views**
- **EN-SUITE AND FAMILY BATHROOM**
 - **Popular Hatton Park Location**
 - **AVAILABLE NOW**
 - **Current EPC Rating: 80 (C)**
 - **ALLOCATED PARKING**
 - **Sorry No Pets**
 - **Initial Six Month Tenancy**

2 BEDROOMS

£1,000 PCM

A lovely TWO bedroom apartment located on Hatton Park, this apartment has a good size living room, fully fitted kitchen, en-suite to master bedroom, family bathroom. There is allocated parking and visiting parking. VIEWING RECOMMENDED, PART FURNISHED
Sorry No Pets, would suit single or couple occupancy.

Living / Dining Room

Solid wood flooring, large window giving lots of light and views across the countryside an L shaped sofa , shelving unit
Archway leading through to

Kitchen

Modern base and wall units with butcher block work surface and fitted white goods to comprise fridge freezer, double oven , halogen hob, dishwasher and washing machine

Bedroom 1

Fitted wardrobes and chest of drawers. Double glazed window with countryside views. Door giving access to

En-Suite

With large double walk in shower, low level WC and wash hand basing

Bedroom 2

Neutral decor and doubled glazed window with chest of drawers

Family Bathroom

Bath, low level WC and wash hand basin

Outside

One allocated parking space and visitor parking to the front of the building

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 Robert West 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.

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 = $£750 * 12 / 52 = £173$)

Tax Band

The Council Tax Band is C

