

**CRIMSCOTE SQUARE, HATTON PARK, WARWICK CV35 7TS**



**THIS BEAUTIFUL TWO BEDROOM MID TERRACE IN THE POPULAR HATTON DEVELOPMENT IS A MUST SEE. VIEWING IS ESSENTIAL!**

- **Two Double Bedrooms**
  - **Kitchen Diner**
  - **15ft Lounge**
- **Available: Immediately**
- **Private Rear Garden**
- **Restrictions: No Pets**
- **Off Road Parking for 2 Cars**
  - **EPC: 67 (D)**

**2 BEDROOMS**

**£895 PCM**

This attractive mid'terrace two bedroom property in the heart of Hatton, is a must see. With parking for two cars to the front of the property and to the rear is a private secluded garden. This development has excellent road links to the M40 and A46. Accommodation in brief comprises; Entrance hall, living room, kitchen diner with sliding patio doors out onto the private secluded garden. Upstairs there are two double bedrooms and the family bathroom.

### **Entrance Hall**

**Living Room 15'8" x 10'9" (4.78m x 3.28m )**

**Kitchen Diner 14'0" x 9'6" (4.27m x 2.90m)**

**Master Bedroom 14'1" max x 8'6" max (4.29m max x 2.59m max)**

**Bedroom Two 10'1" x 7'7" (3.07m x 2.31m)**

### **Family Bathroom**

### **Outside**

To the front is a driveway with space for two cars

To the rear is a private, secluded rear garden with a patio area leading onto a lawned section with a pedestrian gate at the end of the garden.

### **Holding Deposit**

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £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.

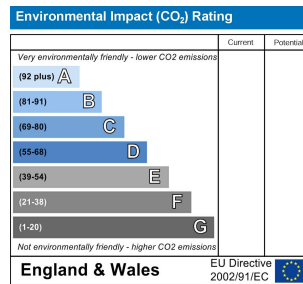
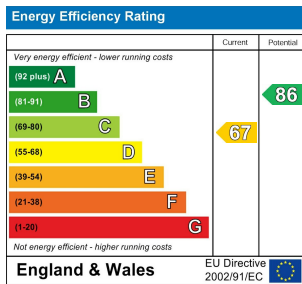
### **Rent**

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).

### **Tax Band**

Band 'C'





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