

RADFORD ROAD, LEAMINGTON SPA CV31 1JZ



A RECENTLY CONVERTED, FIRST FLOOR BEDROOM APARTMENT LOCATED TO THE SOUTH OF LEAMINGTON SPA WITH GOOD ACCESS TO THE TRAIN STATION AND TO LEAMINGTON TOWN CENTRE.

- Converted from old Red House Pub
- Private Entrance Hallway & Stairs
- Living Room with separate Fitted Kitchen
 - Two Double Bedrooms
 - On Street Parking
 - Available: Immediately
- Restrictions: No smoking. No pets. No children.
 - Current EPC Rating: 66 (D)

A two bedroom first floor apartment in a fantastic location close to Leamington Spa town centre and the railway station.

Entrance hallway

With understairs storage and stairs leading up to hallway with doors to:

WC

With low level WC.

Bathroom

Separate bathroom fitted with white suite comprising; shower over bath and pedestal wash hand basin. There is Karndean flooring and the walls are fully tiled around wet areas with white tiles and rest in white emulsion. Obscure glazed window to the rear elevation

Living Room 13'8" x 11'11" (4.18 x 3.64)

A spacious room with carpet to floor and window to front elevation.

Bedroom One 11'10" x 11'10" (3.63 x 3.63)

A double bedroom with carpet to floor and bay window to the front elevation

Bedroom Two 9'11" x 9'1" (3.04 x 2.78)

A double with carpet to floor and window to side elevation.

Kitchen 9'8" x 11'3" (2.97 x 3.44)

The kitchen is fully fitted with electric hob and oven, sink with drainer, dishwasher, fridge and washing machine.

Tax Band

Council Tax Band "B" from Warwick District Council.

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.

Holding Deposit

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

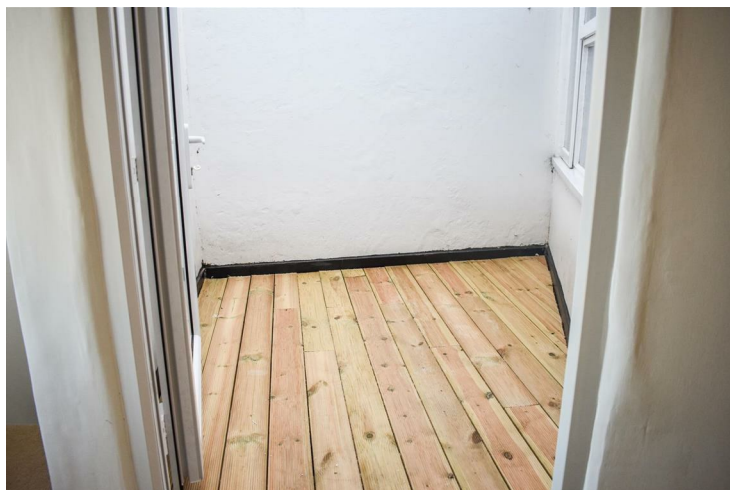
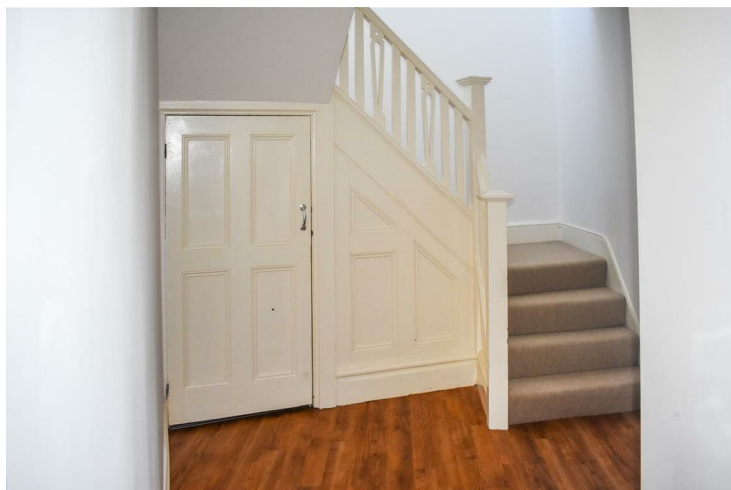
Tenants Comments

"The apartment is in a great location for the town centre and next to the nature reserve (which is great for running).

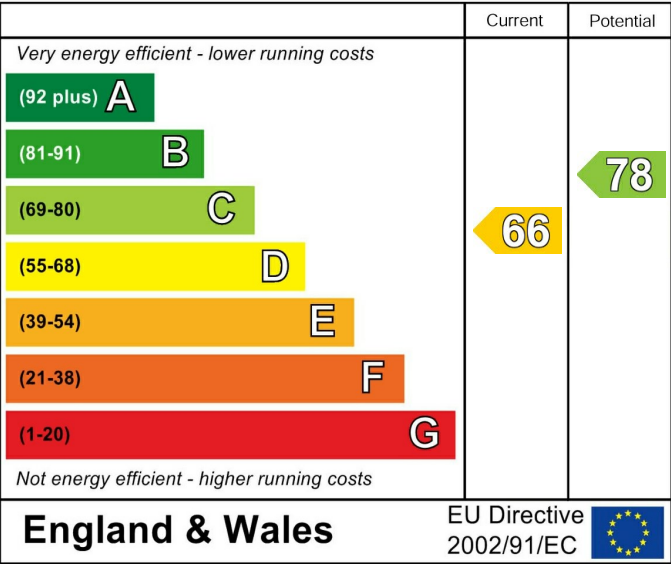
Good sized space, with a kitchen you can fit a dining table and chairs in"

Tax Band

The Council Tax Band is B



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

