HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

WATERSIDE, LEAMINGTON SPA CV31 3QA

A NEWLY RENOVATED GROUND FLOOR 2 BEDROOM APARTMENT WITH STUNNING VIEWS OVER THE CANAL, LOCATED IN A POPULAR PART OF LEAMINGTON SPA. CLOSE TO LOCAL AMENITIES, SHOPPING AND GREAT ACCESS TO THE M40. ALLOCATED PARKING IN A SECURE GATED DEVELOPMENT.

- Two double bedrooms
- Ground Floor Apartment
- Secure Gated Development
- One Allocated Parking Space
- Restrictions: No Pets & No Smoking
- Waterside Views
- Available in October
- Council Tax Band: C
- EPC: C

2 | **Part furnished** | **£1,250 PCM**

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A well-presented ground-floor apartment situated within a secure gated community, ideally located close to Leamington Spa town centre and offering easy access to the train station.

The property benefits from a modern fitted kitchen with white goods, a contemporary bathroom, and two spacious double bedrooms. The apartment also enjoys lovely views over the canal, creating a pleasant and peaceful outlook.

Further benefits include allocated parking and the added security and convenience of a gated development.

Property is available in October on a part furnished basis. Please note no pets allowed in the development.

Kitchen
Several wall and floor units great for storage, plenty of worktop space great for food preparation, complete with a gas hob and fan oven, washing machine and integrated fridge/freezer. There is also a dining room table and chairs. Wood effect flooring and a radiator.

Living Room
Bright and airy living room with French doors overing looking the canal, complete with wood effect flooring, a sofa and armchair. Newly decorated.

Master Bedroom
Newly decorated and carpeted bedroom, windows out and a radiator.

Bedroom Two
Newly decorated and carpeted bedroom, windows out and a radiator.

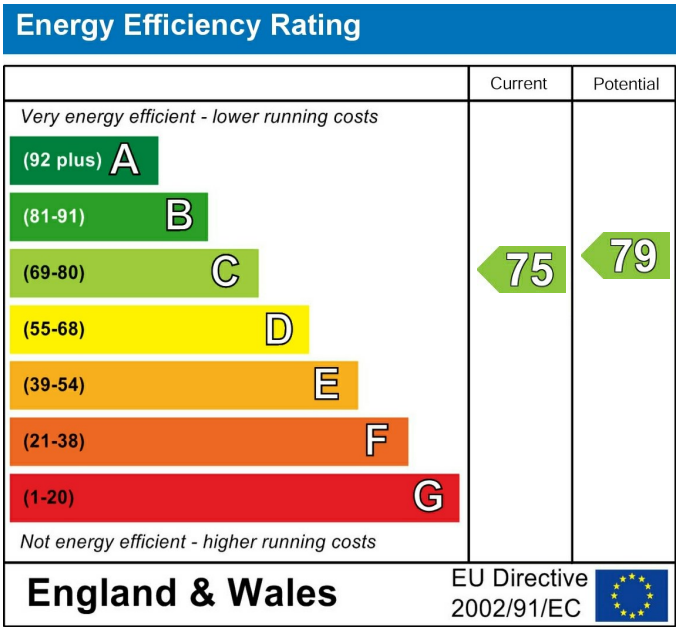
Bathroom
Modern bathroom suite complete with WC, bath with shower over, pedestal sink and a mirrored storage cabinet. tiling and flooring throughout.

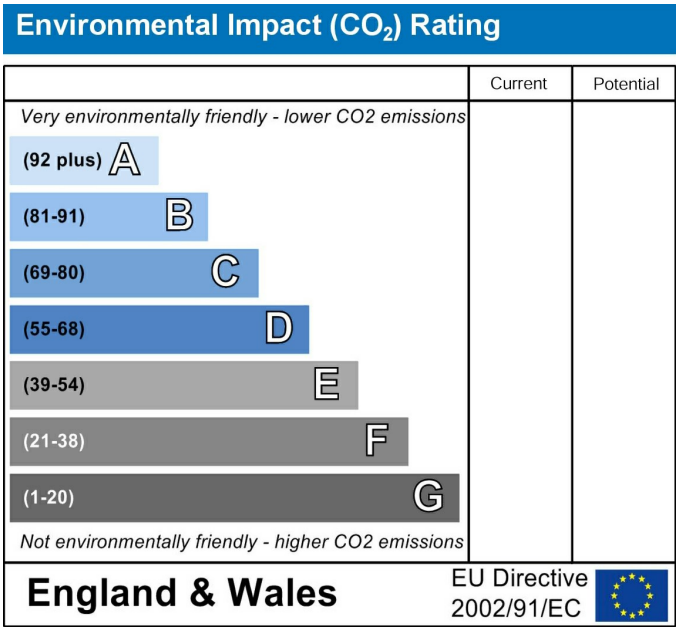
Outside
Stunning waterside views and one allocated parking space within a secure gated development.

Tax Band
The Council Tax Band is C

Holding Deposit
No tenant fees are payable on this property. 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
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.
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.


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
75
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC