

## LEAM TERRACE, LEAMINGTON SPA CV31 1BB



**A MODERN WELL PRESENTED TOP FLOOR APARTMENT OFFERED ON A FURNISHED BASIS**

- **FURNISHED APARTMENT**
- **Modern kitchen and bathroom**
  - **ONE BEDROOM**
  - **Town centre location**
  - **SHOWER ROOM**
- **Available Approx 20th February 2025**
  - **EPC: E**
- **Restrictions: not suitable for pets or children**
  - **Viewing Recommended**
  - **Ideal For Single Occupancy**

**1 BEDROOMS**

**£995 PCM**

A delightful ONE BEDROOM flat located on the top floor in this popular location, Within walking distance of the town centre and the train station. The apartment has kitchen with appliances, living area, double bedroom and viewing is recommended

Offered on a furnished basis

**SORRY NO PETS ALLOWED**

### **Entrance Hall**

Communal entrance hall with stairs leading to the top floor

### **Personal Entrance Hall**

With security entry, cupboard with immersion and further Utility cupboard

### **Utility Cupboard**

With coat hooks and shelving, washing machine and freezer

### **Kitchen 7'10" x 8'9" (2.40 x 2.69)**

With modern floor and wall units integrated oven and hob, fridge and veluxe window to the side

### **Shower Room**

With veluxe window to the side elevation. walk-in shower cubicle, low level wc, pedestal with sink

### **Lounge**

With lounge window to the front elevation

### **Bedroom 14'1" x 10'3" (4.30 x 3.13)**

With window to the front elevation

### **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**

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)

### **Tax Band**

The Council Tax Band is A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

www.hawkesford.co.uk t: 01926 430 553 f: 01926 430538 e: leamington@hawkesford.co.uk