

LANDSDOWNE CIRCUS, LEAMINGTON SPA CV32 4SW



A UNIQUE OPPORTUNITY TO LIVE WITHIN A GRAND, HISTORIC LISTED BUILDING IN A PRIME TOWN CENTRE LOCATION.

- **Prime Town Centre Location**
- **TWO DOUBLE BEDROOMS**
 - Large Living Room
 - Fitted Kitchen
 - Available Immediately
- **Not Suitable for Children or Pets**
 - **UNFURNISHED**
 - **EPC: E**
 - **Tax Band: B**

2 BEDROOMS

£1,200 PER MONTH

A unique opportunity to live within a stylish Regency building in a prime town centre location. Ideally situated within walking distance of The Parade and the train station.

The accommodation set across the top floor of the building comprises large living room, two spacious double bedrooms ,bathroom and kitchen.

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS UNIQUE AND SPACIOUS PROPERTY

Please note that the flat is situated within a commercial building. Victoria House operates as a working building during the day and there will be some functions held in the evenings and at weekends.

Because of this please note that the property is not suitable for children or pets. Would suit single occupancy or a couple looking to enjoy a unique and spacious property in the Town Centre.

Entrance Hall & Inner Hallway

A well proportioned entrance hall with cloakroom area off leading to Bedroom One, Kitchen and Bathroom.

Inner hallway leading to the second bedroom and living room

Lounge 18'0" x 18'0" (5.51 x 5.49)

Decorated in neutral decor, laminate flooring, with window to the rear elevation.

Bedroom Two 12'9" x 11'9" (3.9 x 3.6)

Window to the side elevation, laminate flooring, wall mounted radiator.

Bedroom One 14'9" x 12'1" (4.5 x 3.7)

Window to the front elevation, laminate flooring, wall mounted radiator.

Kitchen

Kitchen is in an L shaped with a window to the front elevation. With a range of newly fitted floor and wall units with an integrated electric oven and hob with extractor fan over. Free standing fridge and washing machine. The boiler is located within the kitchen.

Bathroom

With window to the side elevation.

Fitted with a white suite to comprise; low level wc, pedestal wash hand basin, bath with shower over.

Please note

The flat is situated within the top floor of a commercial building, Victoria House. which is a working building during the day. There are regular functions and meetings held with some of these in the evenings and at weekends. The license held on the building is until 11pm.

Please note that because the flat is within this a commercial, licensed premises children are not permitted.

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 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.

Tax Band

The Council Tax Band is B

