

## WALLWIN PLACE, WARWICK CV34 4JJ



### **ONE BEDROOM FURNISHED/UNFURNISHED APARTMENT IDEALLY LOCATED IN WARWICK TOWN WITH ALLOCATED PARKING AND GATED ACCESS**

- **One Bedroom Apartment**
- **Furnished / Unfurnished**
  - **Gas Central Heating**
- **Kitchen with integrated appliances**
  - **Allocated Parking Space**
  - **Available : 15th August**
- **Restrictions : No smoking. No pets. No children.**
  - **EPC : 75 (C)**

**1 BEDROOMS**

**£825 PCM**

Hawkesford are delighted to offer this one bedroom top floor apartment. Ideally located close to the town centre of Warwick and all local amenities.

The property comprises of all integrated White goods, including gas hob, washer/dryer and fridge freezer, and gas central heating throughout.

### **Hallway**

Wooden floors throughout property, hallway leading onto ;

### **Kitchen 12'8" x 7'11" (3.87 x 2.42)**

Kitchen comprises of under counter cupboards. The white goods include of gas hob, electric oven, integrated washer/dryer and built in fridge and freezer. The furniture includes dining table and chairs. The boiler is located in the kitchen, spot lights to ceiling, small radiator and velux windows.

### **Living Room 14'6" x 12'8" (4.43 x 3.87)**

Window to side elevation. Furniture comprises of a bookcase and coffee table. There is a TV ariel point, radiator and light point to ceiling.

### **Bathroom**

Pedestal wash hand basin, bath over shower, access to storage space in the eave's, chrome towel rail, mirrored medicine cupboard above sink, wicker storage unit, velux window, extractor fan and spot lights to ceiling.

### **Bedroom 12'1" x 11'1" (3.69 x 3.38)**

Window to side elevation. Furniture comprises of wardrobes, bedside tables, chest of drawers. The bedroom also comprises of a TV Ariel point, light point to ceiling, radiator and access to storage space in the eave's.

### **Parking**

One allocated Parking Space

### **Gas Central Heating**

### **Securely gated entrance and Top floor apartment**

### **Tax Band**

Council Tax Band "C"

**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' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be  $£750 \times 12 / 52 = £173$ )

**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  $£1000 \times 12000 / 52 = £230.77 \times 5 = £1153.85$ ).









