

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.

- 2 Bedrooms
- Ground Floor Apartment
- Secure Gated Development
 - Waterside Views
- One Allocated Parking Space
- Restrictions: No Pets & No Smoking
- Perfect For Couple or Single Professional
 - Available: 29 August 2025
 - EPC: 75 (C)

Ground floor, modern apartment with 2 double bedrooms & Allocated parking in a gated community.

Property is ideally located in a gated community close to Leamington centre, with easy access to the train station. The property offers A modern kitchen with white goods, modern bathroom , Two double bedrooms and has lovely views over the canal.

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

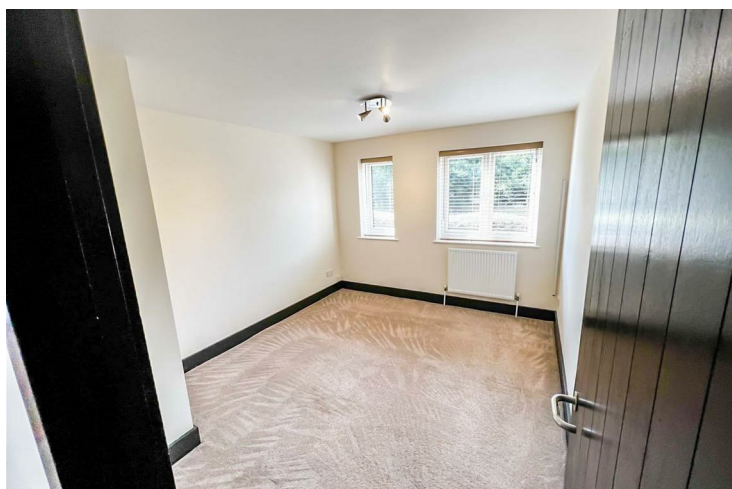
Holding Deposit

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)

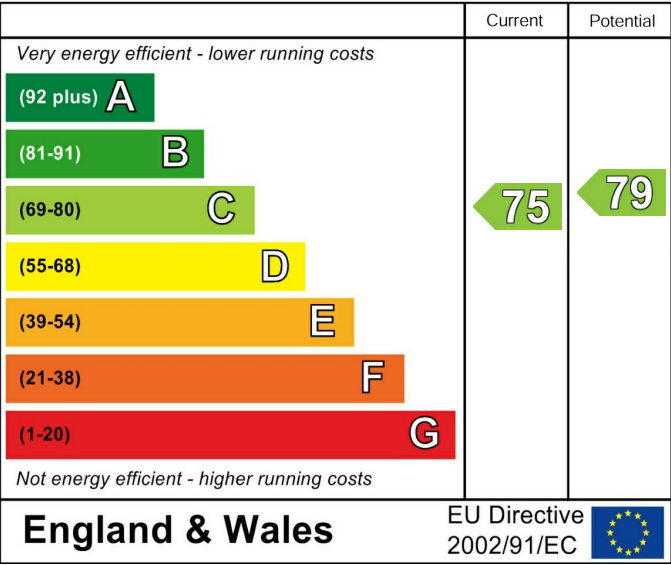
Lettings Disclaimer

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



Environmental Impact (CO₂) Rating

