



# **BOWLING GREEN STREET, WARWICK CV34 4DG**



- Town Centre Location
  - 2 Double Bedrooms
- Master Bedroom with Ensuite
  - Single Garage
- Availability: 1st October 2022
- · Restrictions: No Pets, No Smoking
- Shared Access to Victorian Gardens
  - EPC: 80 (C)

2 BEDROOMS £895 PCM

THIS BRILLIANT TWO BEDROOM FIRST FLOOR APARTMENT IN THE HEART OF WARWICK TOWN CENTRE IS PERFECT FOR A PROFESSIONAL COUPLE OR A YOUNG FAMILY WHO WANT TO BE IN EASY REACH OF ALL WARWICK HAS TO OFFER. ACCOMMODATION IN BRIEF; LIVING/DINING ROOM WITH JULIET BALCONY, MODERN FITTED KITCHEN, FAMILY BATHROOM, MASTER BEDROOM WITH ENSUITE AND FIITED WARDROBES, FURTHER DOUBLE BEDROOM. SINGLE GARAGE AND ACCESS TO SHARED VICTORIAN GARDENS AT THE REAR OF THE PROPERTY WITH PANORAMIC VIEWS ACROSS WARWICK.

#### **Entrance Hall**

Electric storage heater, two cupboards providing useful storage and white painted doors leading to all rooms.

## Living/Dining Room 11'2"\*17'8" (3.405\*5.409)

Neutral décor to the walls and ceiling, double doors leading to a Juliet balcony. The room is furnished with sofa, table and chairs, coffee table, and tv stand. The room benefits from an electric storage heater.

# Kitchen 9'10"\*6'8" (3.007\*2.040)

Mixture of wall and base units with integrated fridge/freezer, dishwasher, washing machine, oven and hob.

## Master Bedroom 10'4"\*13'0" (3.158\*3.964)

Neutral décor to the walls and ceiling, fitted double wardrobes and a window to the side elevation and a door leading to the master ensuite

#### **Master Ensuite**

Fitted with a three piece suite including low level W/C, wash hand pedestal basin and walk in shower.

## Bedroom 2 10'3"\*10'5" (3.133\*3.198)

Neutral decor to the walls and ceiling, window to the rear elevatio. The room is also fitted with an electric storage heater.

#### **Outside**

Outside the property it has access to a large garage and shared access to the Victorian Gardens at the rear of the property.

### **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**

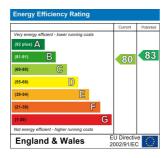
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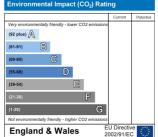
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