

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 FITTED 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

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	83
England & Wales		EU Directive 2002/91/EC	

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

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