

VIVIAN HOUSE MARKET HILL, SOUTHAM CV47 0HF



A TWO BEDROOM APARTMENT LOCATED ON THE SECOND FLOOR OF THIS MIXED USE PROPERTY.

- Two Bedroom
- Second Floor
- Town centre location
- Restrictions: No pets
- Current EPC rating: 40 (E)
- Available: 4th April

A well presented two bedroom apartment located on the second floor of the mixed use property.

Ideal town centre location. Spacious lounge lounge (17ft x 14ft), Kitchen with appliances, bathroom with shower over bath.

Viewing highly recommended.

Lounge 17'11" x 14'0" (5.47 x 4.29)

Chimney - Blocked off.

Kitchen 7'7" x 12'11" (2.33 x 3.96)

Electric oven and hob. Washing machine. Fridge freezer.

Bedroom One 11'6" x 11'6" (3.53 x 3.53)

Bedroom Two 12'2" x 11'7" (3.72 x 3.54)

Bathroom

Low level WC. Wash hand basin. Shower over bath.

Tax Band

Council Tax Band (B)

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

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

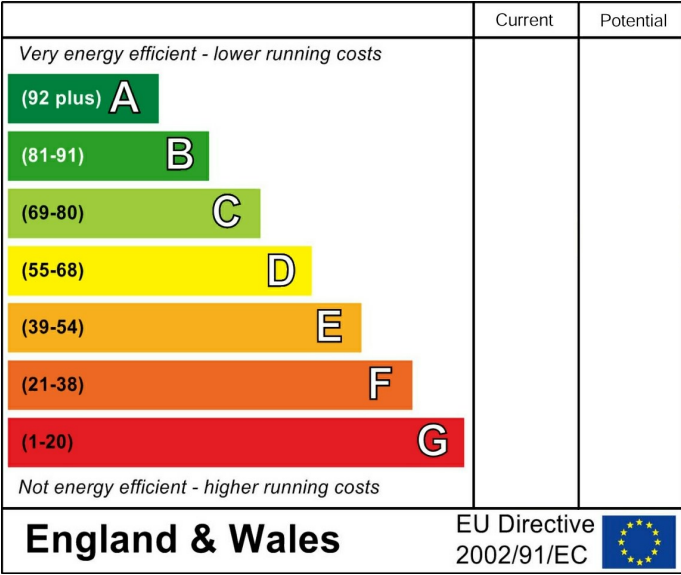






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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

