

CLEMENS STREET, LEAMINGTON SPA CV31 2DN



- **FURNISHED Apartment In Town Centre**
 - **Double Bedroom**
 - **Fitted Kitchen With Appliances**
 - **Living Room With Sofa**
 - **SHOWER ROOM**
 - **Views of the Grand Union Canal**
 - **SORRY NO PETS**
 - **EPC D**
- **AVAILABLE END OF FEBRUARY 2025**
 - **VIEWING RECOMMENDED**

1 BEDROOMS

£925 PCM

A FURNISHED one bedroom apartment located on the first floor of this character building with views over the Grand Union Canal. the property has a lovely living room, fitted kitchen with appliances, shower room, gas central heating and walking distance to the town centre and amenities.

FURNISHED

VIEWING RECOMMENDED AVAILABLE APPROX 26TH FEBRUARY 2025

SORRY NO PETS

Communal Entrance Hall

Communal door with stairs leading to the first floor

Entrance Hall

Via front entrance door, wall mounted radiator, sash window

Living Room/Kitchen

Open plan living/kitchen, living area having sash window to rear aspect, wall mounted radiator, comes with sofa, coffee table, TV unit

Kitchen comes with oven/hob, fridge and range of units

Double Bedroom

Double bedroom with sash window to front aspect, wall mounted radiator, wardrobe, double bed base(no Mattress), bedside unit

Shower Room

Double shower cubicle, wash hand basin, low level WC, window to front aspect, wall mounted radiator.

Utility Room

Washing Machine, wall mounted boiler

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 Robert West 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' 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)

Tax Band

The Council Tax Band is A

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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			
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