

COTEN END, WARWICK CV34 4NT



**A DUPLEX APARTMENT LOCATED ON THE CORNER OF COTEN END AND GUY STREET
IN CENTRAL WARWICK, A SHORT WALK FROM WARWICK TRAIN STATION. VIEWING
HIGHLY RECOMMENDED.**

- **First Floor Duplex Apartment**
 - **Warwick Town Centre**
 - **Gas Central Heating**
 - **Two Double Bedrooms**
 - **EPC Rating: D (65)**
- **Available: Early September 2026**
- **Close to Warwick Train Station**
 - **Council Tax Band: B**

2 BEDROOMS

£900 PER MONTH

Hawkesford are pleased to offer this two bedroom apartment situated close to Warwick Town Centre, Warwick Hospital, Warwick Train Station and St Nicholas Park.

Accommodation comprises; Entrance hall, kitchen, living room, stairs to 2nd floor, two double bedrooms and bathroom.

Entrance Hall

Carpeted throughout and neutral decor to the walls and ceiling. Low level cupboard housing meters, with shelf to mid level. Gas central heating radiator. Door leading to all rooms with carpeted stairs leading to 2nd floor.

Kitchen

Range of wall and floor units, fitted with an electric oven with gas hob over, washing machine and fridge freezer. Window to rear elevation, light point to ceiling, Full height cupboard allowing for lots of useful storage, further low level cupboard.

Living Room

Carpeted throughout and neutral decor to the walls and ceiling, dual aspect double glazed window to the front and side elevation with gas central heating radiator beneath. Various electric sockets, light point to ceiling.

Master Bedroom

Carpeted throughout and neutral decor to the walls and ceiling, double glazed window to the front elevation with gas central heating radiator beneath.

2nd Bedroom

Carpeted throughout and neutral decor to the walls and ceiling, double glazed window to the side elevation with gas central heating radiator below.

Bathroom

Fitted with a 3 piece suite comprising bath with shower over, low level WC and wash hand pedestal basin with mirror above. The room is tiled to full height around the bath and shower otherwise is neutrally decorated.

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, not 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.

