

TACHBROOK STREET, LEAMINGTON SPA CV31 3BF



A SECOND FLOOR APARTMENT CLOSE TO LEAMINGTON TOWN CENTRE AND TRAIN STATION.

- **ONE BEDROOM APARTMENT**
 - Second Floor
 - Open Plan Lounge/Dining
- Close to town centre and train station
 - Available beginning of October
 - Allocated Parking
 - Sorry No Pets Allowed
 - Council tax band: B
 - EPC: D
 - Part Furnished

1 BEDROOMS

£895 PCM

A well-presented one-bedroom apartment ideally located close to the town centre and train station, offering excellent access to local amenities, shops, restaurants, and transport links.

The property comprises a comfortable hallway, open plan living area, fitted kitchen, a good-sized bedroom, and a bathroom. The apartment also benefits from allocated parking, providing the added convenience of secure off-road parking. Also includes additional visitors parking.

Perfect for a single professional or couple, this apartment offers comfortable modern living in a highly convenient location, with everything you need within easy reach. The property is available on a on part furnished basis.

VIEWING RECOMMENDED, Sorry No Pets

Front

Accessed through a secure communal door with intercom system. There are communal front gardens.

Entrance Hallway

Allowing access to all rooms. Loft access, which is a large space. Light point and electric radiator.

Lounge 15'1" x 9'9" (4.61 x 2.99)

Open plan lounge and dining area. With double glazed window to the front, light point and electric radiator.

Kitchen 9'10" x 6'2" (3.00 x 1.9)

With a double glazed window to the rear aspect, range of appliances, built in oven/hob

Bedroom 11'10" x 7'9" (3.62 x 2.37)

With a double glazed window to the front, electric radiator, range of bedroom furnishings

Bathroom

With bath and shower, WC, sink and light point.

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.

Survey

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Tax Band

The Council Tax Band is B.

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 $\text{£}750 \times 12 / 52 = \text{£}173$)

