HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

WILLIAM TARVER CLOSE, WARWICK CV34 4UF

- Top Floor Apartment
- Close to Warwick Town Centre & St Nics Park
- Two Bedrooms with Built in Wardrobes
- One Allocated Parking Space
- Living/Diring Room
- Available: 19th July 2026
- Restrictions: No pets.
- EPC: 72 (C)
- Council Tax Band: B

2 BEDROOMS | **£900 PER MONTH**

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

Hawkesford are delighted to offer this top floor TWO BEDROOM apartment, ideally positioned between Warwick and Leamington Spa and close to St Nicholas Park.

Offered in good order and benefiting from one parking space with internal viewing highly recommended.

Lounge Diner 42'8" x 49'2" (13.03 x 15)
Neutral carpet and neutral decor to walls and ceiling. Having double glazed window to front elevation with sill length curtains. Modern chrome light fitting to ceiling electric night storage heater to wall. Phone point, sky point and various electric sockets.

Kitchen 32'11" x 13'5" (10.04 x 4.10)
Black mottled tile effect flooring neutral decor to walls and ceiling, extractor to ceiling. The kitchen is fitted with a range of base and wall units with white frontages and brushed chrome handles, work surface is an off white melamine. Free standing fridge, free standing freezer, free standing washing machine, free standing electric oven with hob and built in stainless sink with matching drainer with chrome hot and cold taps. Splash back area is tiled in modern tiles, one large shelf and one fitted larder style storage cupboard.

Bedroom One 33'2" x 32'10" (10.11 x 10.01)
carpeted and decorated in neutral colors, light point to ceiling. Double glazed window to rear elevation with one night storage heater below, electric sockets and TV extension cable, solid door housing fitted wardrobe.

Family Bathroom
Modern fitted throughout with grey tiles to floor, walls are tiled to full height around the sink and bath area in white tiles with a glass boarder tile, remainder of the walls are painted white. Chrome heated towel rail, white low level WC with matching seat and lid, modern white pedestal wash hand basin with chrome hot and cold mixer tap with mirror above with touch activated light. White bath with white bath panel with chrome hot and cold taps, electric shower over. Solid wooden door providing useful storage.

Bedroom Two 23'1" x 29'8" (7.05 x 9.05)
Carpeted and decorated in neutral colors. Double glazed window to rear elevation, light point to ceiling, electric heater to wall, electric socket and fitted wardrobe.

One allocated Parking Space

Tax Band
Council Tax Band "B" from Warwick District Council

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)

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.

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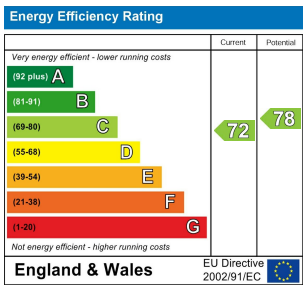
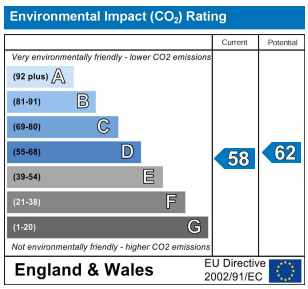

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
58
62
England & Wales
EU Directive 2002/91/EC