

HIGH STREET, LEAMINGTON SPA CV32 7LY



- **Refurnished One Bedroom Apartment**
 - **MODERN FITTED KITCHEN**
 - Living Room
 - Shower Room
 - **SORRY NO PETS**
 - Gas Central Heating
- **Perfect For Single Individual**
 - EPC Rating D
 - **AVAILABLE NOW**
- **Parking For ONE Vehicle**

1 BEDROOMS

£800 PCM

A recently refurbished ONE bedroom apartment located in this popular residential area of Cubbington, the apartment has modern fitted kitchen living room and shower room, gas central heating and is AVAILABLE NOW

Ideally suited for a single person, local amenities within walking distance

Entrance Hall

Via communal entrance door, private door to flat no 1, wall mounted radiator, storage cupboard

Living Room 17'1" x 10'1" (5.22m x 3.08)

Double glazed window, door giving access to rear, wall mounted radiator

Bedroom 16'4" x 10'11" (4.98 x 3.35)

Window to front aspect, wall mounted radiator, ornamental fireplace (gas fire is capped off)

Fitted Kitchen

Brand new kitchen with range of units, built in oven/hob with extractor hood above, space for fridge and plumbing for washing machine. double glazed window

Shower Room

Shower cubicle with fitted shower, low level WC, wash hand basin with cupboard below, double glazed window

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)

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Tax Band

The Council Tax Band is B



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	

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