

WARREN COURT, LEAMINGTON SPA CV32 6LB



SITUATED ON THE SECOND FLOOR THIS TWO BEDROOM APARTMENT IS A SHORT DISTANCE FROM LEAMINGTON TOWN CENTRE

- Second Floor Flat
- Two Double Bedrooms with Wardrobes
- Lounge with Balcony
 - Modern Kitchen
 - Modern Bathroom
- Restrictions: No Pets
- Available: November 2025

This modern second floor flat is offered by Hawkesford lettings and is within a short distance of Leamington town centre.

The apartment benefits from a balcony and storage cupboard in the communal area. It has two double bedrooms. The bathroom and kitchen are of a modern design.

Entrance Hall

Storage cupboard.

Living Room 11'3" x 18'8" (3.45 x 5.69)

Rear window. Balcony.

Kitchen 11'4" x 7'0" (3.46 x 2.14)

Washing machine, fridge/freezer, oven and hob, extractor.

Window side. Breakfast bar.

Bedroom One 11'3" x 11'5" (3.45 x 3.48)

Window to front. Wardrobe.

Bedroom Two 10'11" x 11'5" (3.34 x 3.49)

Window to front.

Bathroom

Window to rear, obscure.

White suite, with pedestal wash hand basin, low level wc, and bath with shower over.

Tax Band

Council Tax Band: "B" from Warwick District Council

GENERAL INFORMATION LETTINGS

To secure this property you will need to complete Reference Application Forms, available from the Leamington office or from our website. These need to be completed and submitted with the Agency Fee and you will be required to bring your passport (for all UK and Non UK residents) for us to copy.

SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.

Agency Fee

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).

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

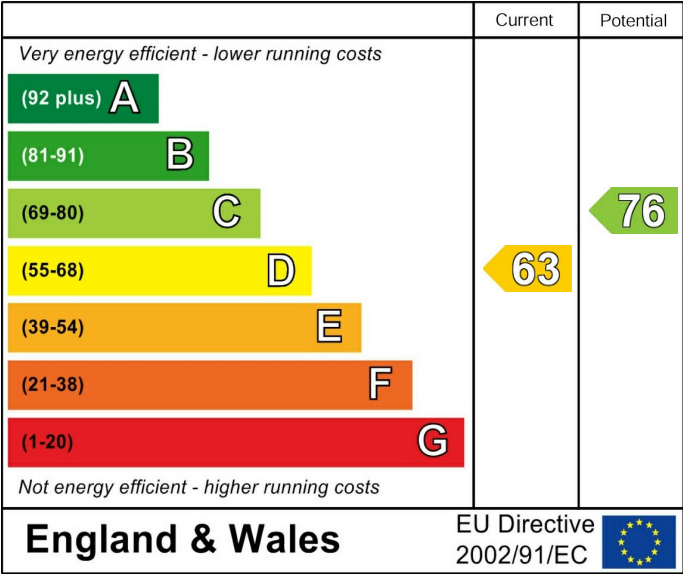
representations of fact, and do not constitute any part of an offer or contract. Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals 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 Pauline Carrera-Silva 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.







Energy Efficiency Rating



Environmental Impact (CO₂) Rating

