

MARTINIQUE SQUARE, WARWICK CV34 4DG



A CHARACTERFUL GROUND FLOOR TWO BEDROOM FLAT WITH ALLOCATED PARKING, OFFERED ON A FURNISHED BASIS IN THE CENTRE OF WARWICK. ALSO BENEFITTING FROM A SEPARATE CELLAR FOR STORAGE.

- **TWO BEDROOM**
- **Town Centre Location**
- **GROUND FLOOR FLAT**
- **Allocated Parking Space**
 - **Furnished**
 - **Available: Now**
 - **EPC: 75 (C)**
- **Restrictions: No Pets**
- **AVAILABLE NOW**
 - **VIEWING**

2 BEDROOMS

£900 PCM

A GROUND FLOOR TWO BEDROOM APARTMENT IN THE CENTRE OF WARWICK TOWN. BUILT BY LAING HOMES IN 2000 WITH EXPOSED BEAM FEATURES. VIEWING IS HIGHLY RECOMMENDED.

Accommodation comprises

Communal entrance hallway, private entrance hallway, living room, kitchen with appliances, bathroom with shower, double bedroom and study. One allocated parking space.

FURNISHED AVAILABLE NOW, Sorry No Sharers

Front

Attractive frontage gives way to a communal hall

Kitchen

A range of wall and base units, includes intergrated appliances including fridge/freezer, double oven with electric hob, intergrated microwave and washing machine. Window to side elevation

Living Room

Window to front elevation and electric storage heater.

Bedroom

Exposed beam features gives this room a lot of character, with a window to the side elevation and an electric storage heater and furnished with a double bed with two bedside tables and lamps and a wardrobe.

Bedroom Two/Study

Fitted with a built in desk and chair with a window to the side elevation and an electric storage heater. There is space for a single bed which is not provided.

Bathroom

Fitted with a 4 piece suite including a low level W/C, pedestal wash hand basin, bath and separate shower.

Tax Band

The Council Tax Band is C

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, 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 FARLA 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		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		75	78
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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