

## 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 Bedrooms
- Town Centre Location
- Ground Floor Flat
- Allocated Parking Space
  - Furnished
- Available: 13th May 2022
  - EPC: 75 (C)
- Restrictions: No Pets

2

**Furnished**

**£775 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.

This property also benefits from a separate cellar, accessed securely from the communal hall for storage purposes.

### **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. The room comes furnished with a sofa and tub chair and decorative area rug.

### **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**

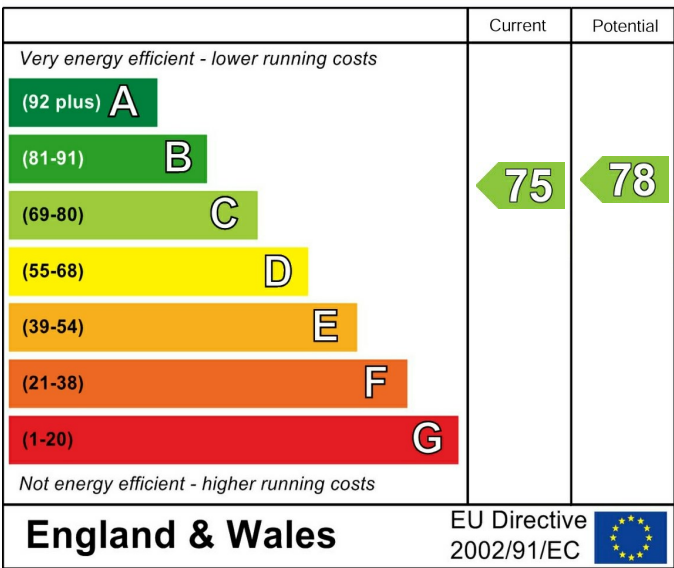
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**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

