

## ROMANI CLOSE, WARWICK CV34 4TY



**A WELL PROPORTIONED TWO DOUBLE BEDROOM GROUND FLOOR FLAT CLOSE TO WARWICK TOWN CENTRE. BENEFITING FROM ONE ALLOCATED PARKING SPACE**

- **Furnished Ground Floor Flat**
- **Open Plan Living/Kitchen**
  - **Master with En Suite**
  - **Further Double Bedroom**
- **One Allocated Parking Space**
- **Restrictions: No pets. No sharers.**
- **VIEWING CAPACITY REACHED**
  - **Current EPC Rating: 70 (C)**

**2 BEDROOMS**

**£950 PCM**

\*VIEWING CAPACITY REACHED\* The property is conveniently located for the A46 and associated motorway networks, Warwick hospital and Warwick Parkway railway station.

Accommodation comprises: Communal entrance hall, private entrance hall, family bathroom, master bedroom with en-suite, good sized second bedroom, open plan living and dining room with walk through to fully fitted kitchen. Furnished and Available End Of September 2023

### Entrance Hall

Carpeted to floor, neutral decor to the walls and ceiling. Wooden painted doors leading to all rooms.

### Living Room 11'9" \* 15'0" (3.604m \* 4.579)

Carpeted to floor, neutral décor to the walls and ceiling. The room benefits from double French doors to the front elevation with double glazed windows either side allowing loads of natural light to flood the room which can be opened out and the outside be used as a patio. There are two electric storage heaters, various electric sockets, internet point and tv aerial socket. The room is furnished with a sofa, armchair, side table and tv unit. There is an open archway leading into the kitchen.

### Kitchen 11'9" \* 5'5" (3.598 \* 1.675)

This modern kitchen is fitted with a range of wall and base units in a white gloss frontage providing plenty of storage. The kitchen benefits from an integrated electric oven with hob and extractor over, integrated dishwasher and washer/dryer and a freestanding fridge freezer. The room is tiled to floor, neutral décor to walls and ceiling.

### Master Bedroom 16'0" \* 8'5" (4.878 \* 2.573)

Neutral décor to the walls and ceiling, various electric sockets, electric storage heater. The room benefits from three double glazed windows to the front elevation and is furnished with a double bed, wardrobe, chest of drawers and bedside table. Door leading into the master ensuite.

### Master Ensuite 6'2" \* 6'2" (1.884 \* 1.903)

Fitted with a three piece suite including a walk in shower which is tiled to full height, pedestal wash hand basin with tiled splashback and a large mirror and shaver point above and a low level W/C with useful shelf above. There is an obscure double glazed window to the front elevation and a heated towel rail.

### Bathroom 6'2" \* 6'11" (1.880 \* 2.113)

Fitted with a three piece suite which comprises a bath with shower over which is tiled to full height around shower area and half height around the bath, low level w/c, and pedestal wash hand basin with a useful shelf over, and a heated towel rail.

### Bedroom 2 10'11" \* 8'11" (3.338 \* 2.720)

Neutral décor to the walls and ceiling, various electric sockets, double glazed window to rear elevation, electric storage heater and is furnished with a double futon.

### Council Tax

The Council tax is a band B from Warwick District Council.

### Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of the rent plus £150. e.g. A rent of £1000 would mean the deposit required would be £1150

### Lettings Disclaimer

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