

BADGERS RETREAT, LEAMINGTON SPA CV31 1AH



TWO BEDROOM APARTMENT WITH MODERN FIXTURES AND FITTINGS AND FINISHED TO A HIGH STANDARD, BENEFITING FROM ONE ALLOCATED PARKING SPACE.

- Fully fitted breakfast kitchen
- Spacious Living/Dining Room
 - Juliet Balcony
 - Restrictions: No Pets
- Available: 7th November 2022
- Current EPC Rating: 78 (C)

2 BEDROOMS **£825 PCM**

A modern, two bedroom first floor apartment on the popular Millpool Meadow estate in Sydenham. The property benefits from two double bedrooms, gas central heating and a spacious living/dining room with Juliet balcony.

The property is located approximately one mile South East of Leamington Spa town center and has easy access to local amenities including a large Asda store in nearby Sydenham. There is also good links to the M40/M42.

Communal Entrance hall

L shaped Entrance hall

Storage cupboard

Lounge/Dining Room 17'8" x 9'10" (5.40 x 3.00)

With double glazed French doors to front elevation, radiator, t.v., internet points and satellite point.

Kitchen 7'10" x 6'10" (2.4 x 2.1)

Fitted with modern units and built in appliances.

Bathroom

Low level WC with push flush, matching hand basin and bath, shower

Bedroom One 12'1" x 7'2" (3.70 x 2.20)

Window to the front elevation, radiator, t.v. and internet points.

Bedroom Two 9'11" x 8'6" (3.04 x 2.60)

Window to the right hand side, radiator, tv and internet points.

Council Tax

The Council tax is a band 'B'

Holding Deposit

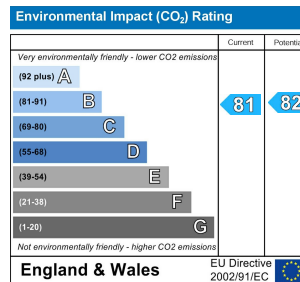
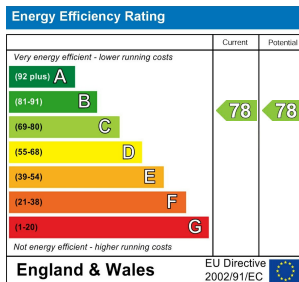
One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

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 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.



www.hawkesford.co.uk t: 01926 430 553 f: 01926 430538 e: leamington@hawkesford.co.uk