

SWAN STREET, WARWICK CV34 4BJ



YOU CAN NOT GET MORE CENTRAL THAN THIS ONE BEDROOM, RECENTLY RENOVATED FLAT IN WARWICK. LOCATED IN SWAN STREET AND WITH A BALCONY AREA THIS WOULD BE AN IDEAL APARTMENT FOR SOMEONE WANTING TO BE IN THE HUB OF THE TOWN. AVAILABLE IMMEDIATELY AND OFFERED UNFURNISHED. THE RENTAL INCLUDES PAYMENT GAS, ELECTRIC AND WATER.

- **TOWN CENTRE LOCATION**
 - **One Bedroom**
- **Fitted Kitchen With Appliances**
 - **Bathroom With Shower**
 - **Available Now**
- **No Smoking, No Pets, Not Suitable for Children**
 - **Gas Central Heating**
- **Rent Includes Gas, Electric and Water**
 - **Single Occupancy Only**

1 BEDROOMS

£750 PCM

A fabulous, one bedroom apartment with the benefit of being recently renovated, having gas central heating. There is a small balcony to the front, just big enough for a small outside table and two chairs - perfect for Alfresco dining! Single Occupancy Only

Accommodation Brief; Entrance Hall, Living Room, Kitchen with appliances, Bathroom with shower, Bedroom with double bed

Rent includes: Water, Gas and Electric. Council Tax is payable by tenant.
EPC D

Entrance

Entrance to the property is via an external staircase via brook street which leads to a small balcony, the UPVC double glazed door leads in to the entrance hall. Hard wearing carpet to floor, Light point to ceiling, gas central heating radiator to wall and an electric socket

Living Room 9'10" x 8'10" (3.019 x 2.695)

carpeted and decorated, double glazed French doors leading on to the small balcony, light point to ceiling, gas central heating radiator, electric sockets and a TV point.

Kitchen 9'10" x 4'5" (3.006 x 1.351)

Wood effect cushion flooring and neutral decor to walls and ceiling, double glazed window, light point to ceiling and a gas central heating radiator. The kitchen is fitted with a range of base and wall units with a white frontage and a brushed chrome handle. ceramic hob with stainless steel splash back and extractor above, electric oven, sink with drainer, washing machine and fridge

Bathroom

Wood effect cushioned flooring and neutral decor, the bathroom is fitted with a white bath with Triton electric shower over, toilet and sink with shaver point and gas central heating radiator

Bedroom 8'3" x 12'2" max (2.515 x 3.717 max)

carpeted and decorated, double glazed window, light point to ceiling, gas central heating radiator and electric sockets

Holding Deposit

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

Tax Band

Council Tax Band 'A'

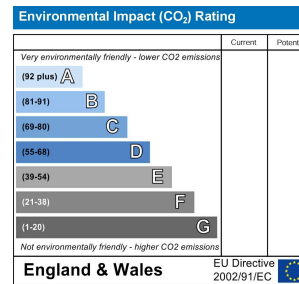
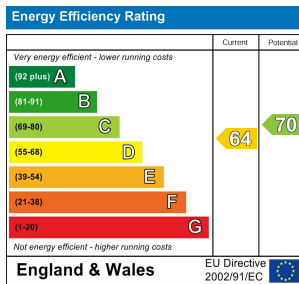
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Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, 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.

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Services

Gas, Electric and Water included. Council tax is payable Band A



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