

**HIGH STREET, LEAMINGTON SPA CV32 7LY**



- **Refurnished Apartment**
  - **One Bedroom**
- **Newly Fitted Kitchen**
- **New Shower Room**
  - **Living Room**
  - **Gas Central Heating**
- **Perfect For Single Individual**
  - **EPC Rating D**
- **Available from 17th December**
  - **Parking For ONE Vehicle**

**1 BEDROOMS**

**£825 PCM**

A newly refurbished one bedroom apartment located in this popular residential area of Cubbington, the apartment has newly fitted kitchen and shower room, gas central heating and is available from 17th December 2022. Viewing Recommended.

### **Entrance Hall**

Via communal entrance door, private door to flat no 1, wall mounted radiator, storage cupboard

### **Living Room 17'1" x 10'1" (5.22m x 3.08)**

Double glazed window, door giving access to rear, wall mounted radiator

### **Bedroom 16'4" x 10'11" (4.98 x 3.35)**

Window to front aspect, wall mounted radiator, ornamental fireplace (gas fire is capped off)

### **Fitted Kitchen**

Brand new kitchen with range of units, built in oven/hob with extractor hood above, space for fridge and plumbing for washing machine. double glazed window

### **Shower Room**

Shower cubicle with fitted shower, low level WC, wash hand basin with cupboard below, double glazed window

### **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 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.

### **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)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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