



Livery Street

, Leamington Spa, CV32 4NP

£1,350 PCM



Town centre, Underground secure gated allocate parking. Just decorated 2 double bedroom Apartment, Un Furnished. With White goods, 2nd with Lift. Communal terrace patio area. Entrance to Livery Street, Available Now!



Tenants: Important Information. And Q&A -

- The AST is an initial 12 Month term. 'With No Break Clause', automatically converting to a periodic.
- We DO NOT DO 6 Months Lets! Nor DO WE TAKE 6 Months Rent - OR 12-Months' Rent UP FRONT.
- A successful references validation will be required on all persons over the age of 18.
- Right to Rent checks will need to be successfully completed (UK under the Immigration Act 2014)
- YOU WILL NEED TO BE FREE FROM ANY ADVERSE CREDIT, CCJs, IVAs, anything that affects or has affected your credit rating, past, present.

If you:-

- Are Self-employed, you will need 1 year's accounts on a SA302 with a net profit's income of 30 x the rent.
- If you Need a Guarantor: their income 30 x Rent, your annual income minimum of 12 x rent.
- Are on some Universal credit, Pensions, have savings, it can be taken into consideration. You will need to email us the details. Savings we would need proof of how they've built up..
- You will need to view the property in person, otherwise we will not hold the property.
- LANDLORDS EXPRESSED PREFERENCES
- NO SHARERS- NO HMO'S - NO STUDENT LETS - NO SMOKERS. - NO PETS DUE TO THE LEASE, PLEASE DONT ASK., IT WILL STILL BE NO PETS.

-Rent, Holding Deposit & Deposit etc

*If you require us to hold a property for more than 3 weeks, we will expect a contribution to the void period of rent, over this time. Non-Refundable and Non-negotiable.

- Rent = £1350 = Holding Deposit = £311- Deposit = £1557. (minus the Holding Deposit)
 - Qualifying single or joint salary of £40500 Pa
 - The holding deposit will be held for 2 weeks whilst reference checks are carried out.
 - If there is a satisfactory result, the holding deposit will be converted to your Deposit.
 - If References and Right to Rent is Un satisfactory, you will lose the Holding Deposit.
- NB: Before contacting Fine Homes, you must read this information

Client Money & Deposits

Our tenants Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect.
Council Tax - D EPC - C

Communal Entrance

Access to Stairs & Elevator, Basement (car parking & recycling room), all other levels. Post box area and Intercom door entry system.

Entrance Hall

Doors to Open to all rooms and Airing cupboard, Intercom system, wood laminate flooring.

Open Plan Kitchen, Lounge, Diner - Kitchen Area 9'0" x 7'0" (2.74 x 2.13)

Modern fitted kitchen with ample units and worktop surface. White goods include electric hob with extractor chimney hood above, electric fan assisted built under oven, fridge and freezer, Dish washer,

Lounge Diner Area

11'5" x 11'10" (3.48 x 3.61)

Juliet Balcony with Double glazed French Doors to front aspect with views over livery Street. Power points,

Bedroom 1

12'6" x 12'6" (3.81 x 3.81)

Tapering to 9'3" (3.81m x 3.81m tapering to- Double glazed window to front aspect, Freestanding double wardrobes x 2.,

Bedroom 2

10'3" x 8'8" (3.12 x 2.64)

Double glazed window to front aspect,

Bathroom

8'4" x 5'4" (2.54 x 1.63)

Comprising a 3 piece suite with panelled bath with mixer taps with Mains mixer shower above and screen, pedestal wash hand basin, low level WC, part tiled walls,

Airing Cupboard/Small Utility

Water tank and water meter, washing machine supplied.

Underground Secure Parking

Roll up for via key fob, allocated parking space 100, Communal access via stair or elevator, Meter room, Recycles room.

Communal Terrace 1st Level

Communal terrace patio area to 1st level.



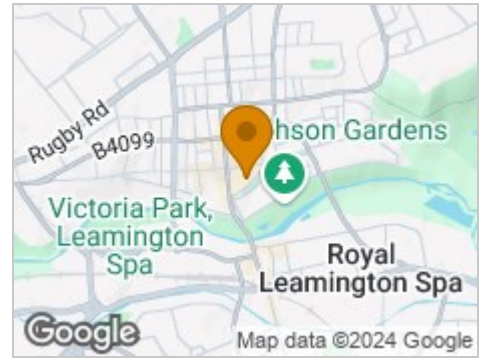
Road Map



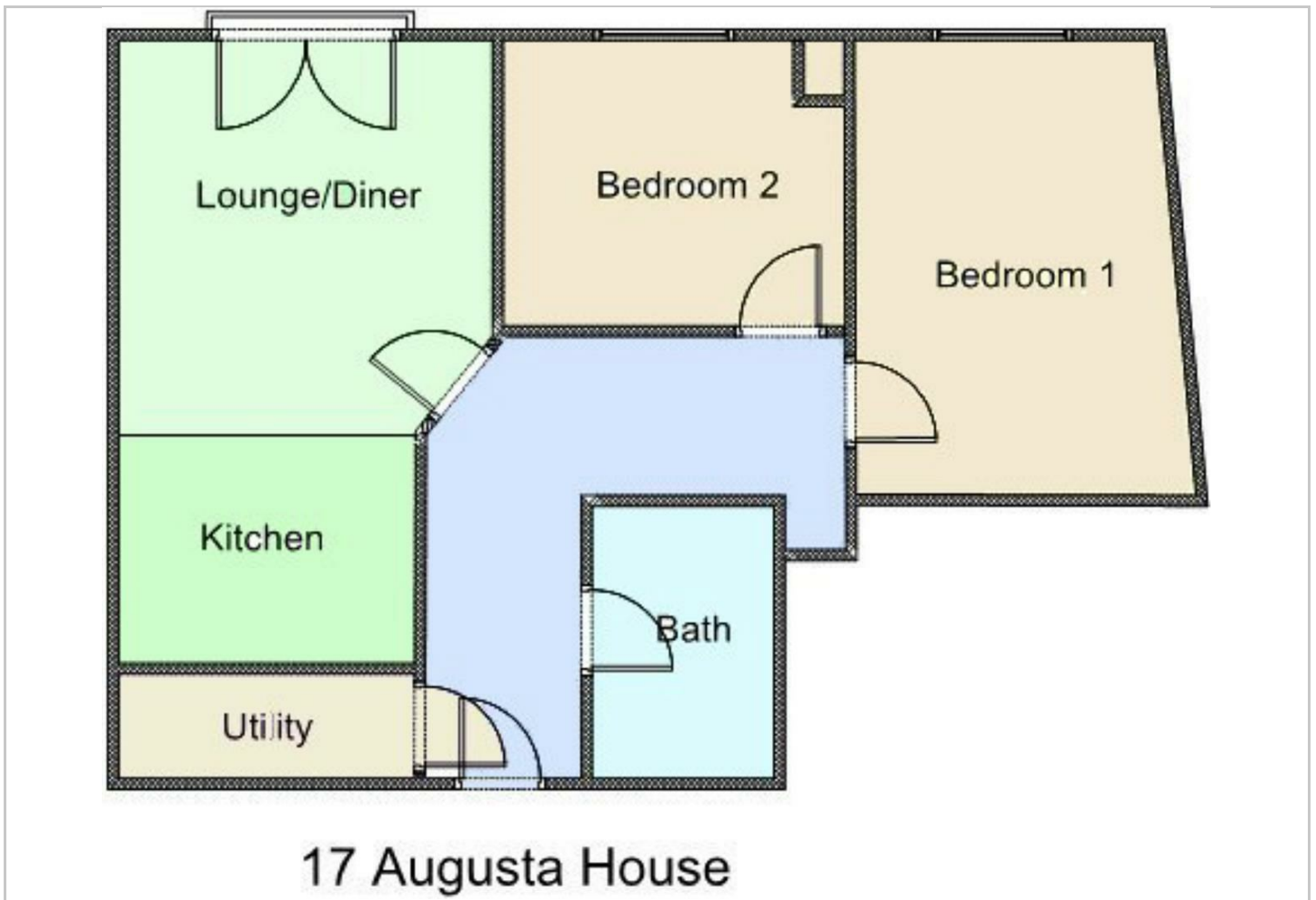
Hybrid Map



Terrain Map



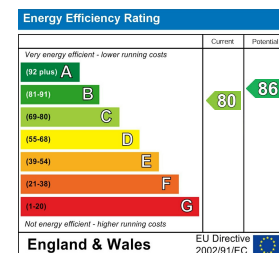
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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