





# Eagle Way, Warley

Offering a spacious floorplan and situated on the fifth floor of this redevelopment of the ex-Ford HQ building in Warley, WN Properties are proud to offer for long term rent this double bedroom, en-suite apartment. Communal facilities include a coffee shop, lounge/workspace with gym (separate charges apply) and cinema room. The property features an open-plan reception/kitchen, utility room, guest WC and an allocated parking space for one car. Available early July 2025, unfurnished. EPC D.

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## £1,400.00 pcm

Council Tax Band D



Communal entry and secure access to Floor 6 via lift or stairs

**Entrance Lobby** 

Guest WC - fitted white suite

Utilty Room 6' 6" x 6' 3" (1.98m x 1.90m) Free standing washer/dryer

Kitchen/Lounge/Diner ('L' Shaped) 2g'10'' max > 12' x 19'2'' max > g'11'' (g.09m > 3.65m x 5.84m > 3.00m)Appliances include: Four ring ceramic hob, single electric oven, cooker hood, integrated fridge/freezer and slimline dish washer.

Bedroom 11' 0" to rear of wardrobes plus recess x 8' 11" (3.35m x 2.72m)

Fitted wardrobe with sliding doors. Further door in recessed access to;

#### En-suite

Comprehensively fitted to include; back to wall WC, wall mounted wash hand basin, panelled bath and enclosed shower cubicle.

Exterior - Communal front and rear gardens Currently the allocated parking spaces are being built, so there is temporary communal parking for residents provided. Estimated finalisation of parking areas is late July/early August 2024 (to be confirmed).

#### Central House features

Concierge desk Mezzanine floor residents seating and workstations Lower ground floor cinema room, pool room and access to gym (this is subject to additional charges)









#### **Energy Efficiency Rating** Potential Current Very energy efficient - lower running costs (92+)(81-91) 0 (69-80)65 (55-68) D (39-54)(21-38) Not energy efficient - higher running costs **EU Directive England & Wales**

### HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.