



**ASSURED
RESIDENTIAL**

8 Eaton Road
Station Square
Coventry CV1 2FF
Tel: 024 7622 5030
Fax: 024 7622 5040
Email: lettings@assuredresidential.com
Web: assuredresidential.com



**12 Parade
Leamington Spa, CV32 4DW**

£950 Per Month

A modernised stylish apartment situated on the first floor above commercial premises within an attractive Listed Regency building. Positioned at the top end of the Parade in the heart of Leamington Spa, it gives excellent access to this prime shopping area along with its assortment of bars, clubs, restaurants, parks and amenities. The property has been finished in a sympathetic contemporary style whilst keeping many original features and comprises a large open plan living/kitchen with modern units and built in appliances, a double bedroom and a bathroom with shower. There is gas fired central heating and secondary glazing. Offered on an UNFURNISHED basis and available EARLY JULY. Please note: This apartment is situated on the busy parade and may be subject to noise from the shops, restaurants, bars and clubs in this area.



Communal Entrance



The building is situated at the Northern end of the Parade and has an impressive communal entrance door direct from the pavement with an intercom call system. The entrance hall and traditional stairway lead up to the first floor apartment. Note, there is no lift.

Entrance Lobby

A Georgian style entrance door opens into the hall with doors off to the

Living Area

16'10" approx x 17'7" (living area) (5.13m approx x 5.36m (living area))



Having the original Georgian full height sash windows opening onto the Parade with secondary glazing, a period style fire surround and classic cast iron column radiator, ornate plaster mouldings to the ceilings and with grey fitted carpet.

Living/Kitchen

10'7" x 16'11" (kitchen area) (3.23m x 5.16m (kitchen area))



In contrast, the kitchen area has contemporary units with an inset one and a half bowl stainless steel sink with waste disposal, integrated fridge/freezer, washing machine, Whirlpool electric oven, gas hob and curved glass extractor hood. There is also a breakfast island. The flooring is wood effect vinyl and there is a classic cast iron column radiator.

Bedroom

11'8" to chimney x 16'4" (3.56m to chimney x 4.98m)



With the original sash window with secondary glazing and roller blind, a classic cast iron column radiator and fitted grey carpet.

Bathroom

5'6" x 9'0" (1.68m x 2.74m)



Having a modern white suite with a large mains connected drench shower head over the bath, a semi recessed basin and wc with dark walnut finish vanity units and white high gloss tops. Fully tiled walls with a vinyl tiled floor and a towel radiator.

Communal Areas

Residents have access to a communal store room and bin store on the first floor.

Parking

There is no allocated parking. Some neighbouring streets may have Resident's Permit Parking available, contact Warwick District Council for further information 0333 003 0033 <https://www.warwickshire.gov.uk/parkingpermitzones> .

Council Tax

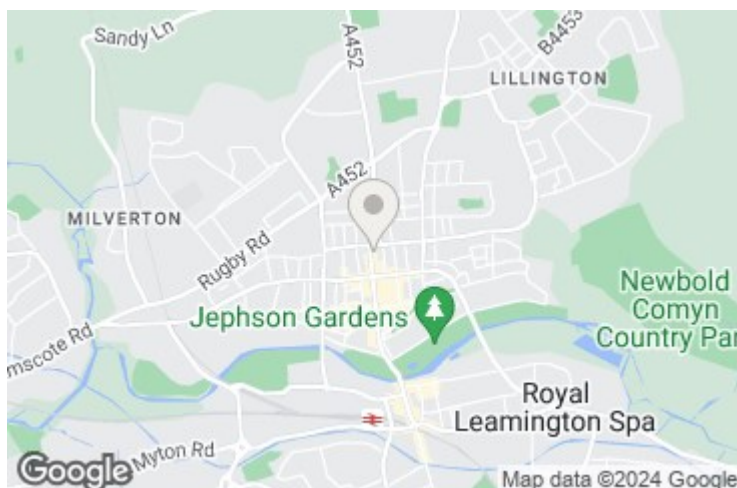
Band C with Warwick DC

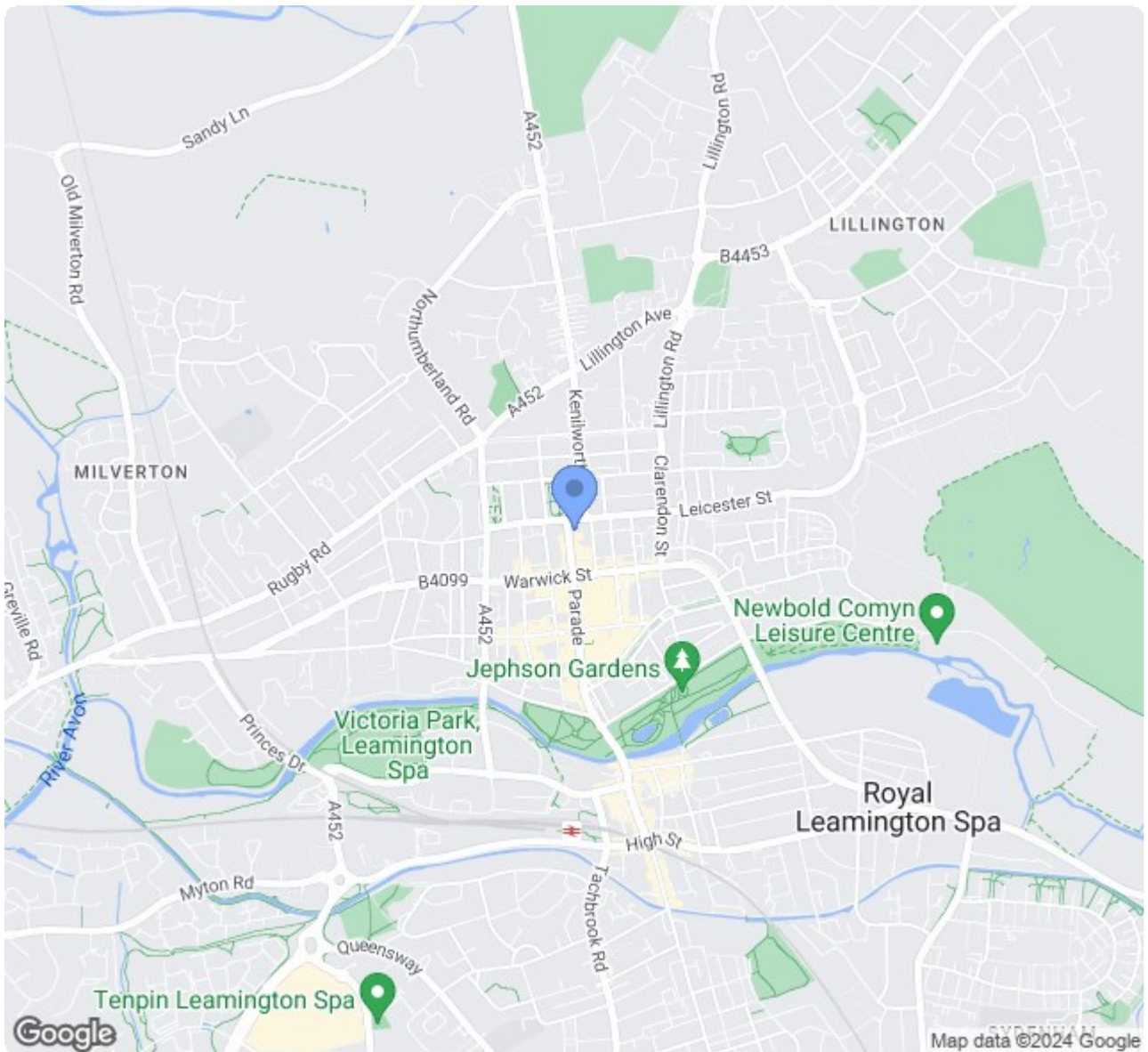
Utilities

Note, the gas and electric supplies are sub-metered by the Landlord so consumption will be charged by way of additional rent at the current rate of £80pcm.

Deposit

A security deposit of £950.00 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.