



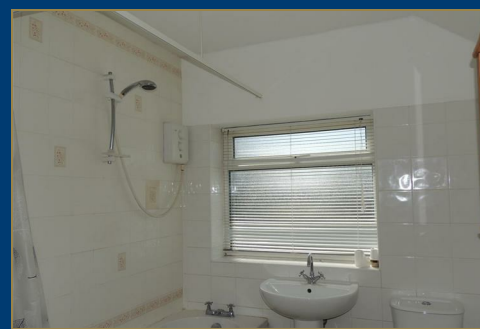
**ASSURED  
RESIDENTIAL**

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**52 Chapel Street  
Bishops Itchington, CV47 2RB  
£900 Per Month**

A well-proportioned first floor flat over commercial premises in this attractive village near Southam and Leamington, ideally located for Gaydon and the motorway network. The accommodation comprises a large kitchen/diner, substantial living room, three bedrooms and bathroom with electric shower over the bath, basin and WC. Outside there is a small lawned garden and one allocated off-road parking space. The property has been redecorated and has newly fitted floor coverings. Double Glazed with Electric Heating. Offered on an UNFURNISHED BASIS and AVAILABLE NOW.

### ENTRANCE HALL/LANDING

A uPVC entrance door gives access to stairs to the large landing area with newly fitted carpet, built in storage cupboard and a Dimplex Quantum high heat retention storage heater

### LIVING ROOM

18'0" (widest point) x 16'10" (deepest point) (5.51 (widest point) x 5.14 (deepest point))



Being a large L shaped room with Night storage heating and newly fitted carpet

### KITCHEN / DINING AREA

10'9" x 14'11" (3.28 x 4.55)



Having a good range of units and an airing cupboard housing the hot water tank. Night storage heater. Newly fitted vinyl flooring. Note, no appliances will be provided by the Landlord.

### BEDROOM ONE

12'7" x 13'5" (3.85 x 4.09)



Newly fitted carpet and an electric panel heater

### BEDROOM TWO

9'2" x 8'0" (2.80 x 2.45)



Newly fitted carpet and an electric panel heater



### BEDROOM THREE

9'6" (narrowest) x 14'5" (deepest) (2.91 (narrowest) x 4.41 (deepest))



Newly fitted carpet and an electric panel heater

### BATHROOM

7'8" x 6'8" (2.35 x 2.04)



White suite comprising bath with electric shower over, toilet and basin. Newly fitted vinyl flooring.

### GARDEN



A shared gate from the pavement opens into a narrow, lawned area with high fencing either side. Note Stratford-on-Avon District Council make an annual charge of £48 (2025/26) for a permit for garden waste collection. It is the tenant's responsibility to pay for this or make other suitable arrangements.

### PARKING

One off road allocated space

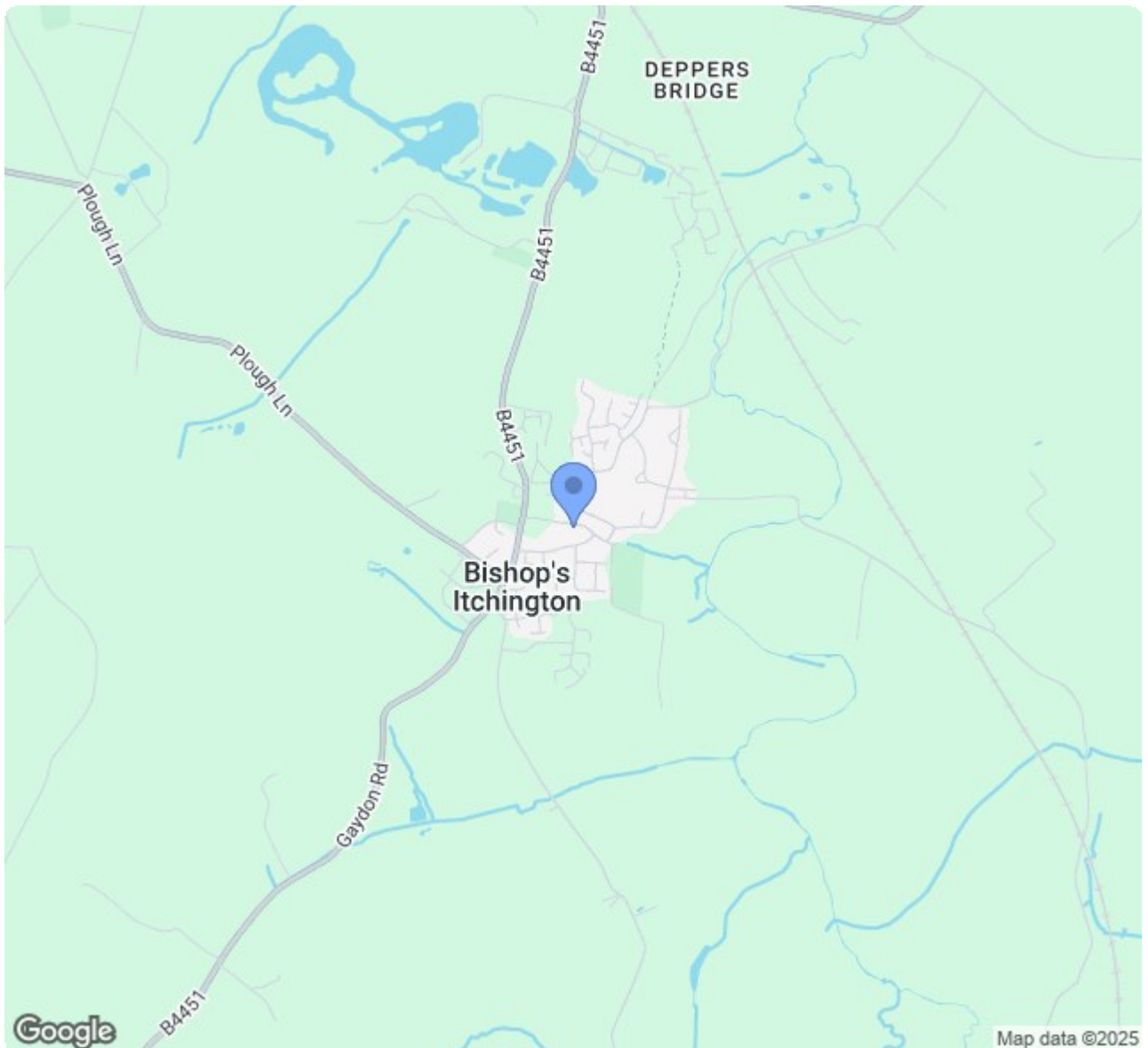
### COUNCIL TAX

Band B with Stratford-on-Avon District Council

### DEPOSIT

A Security Deposit of £1035 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>39</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	

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.