



**ASSURED  
RESIDENTIAL**

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**1 Charles Court  
Leamington Spa, CV31 3EB**

**£825 Per Month**

A well presented one bedroom basement flat with access via its own gated gravelled frontage and with further access via steps from the kitchen to the off road parking. There is neutral decoration throughout, an attractive newly fitted kitchen with flat matt ivory door fronts, wood grain worktops and duck egg blue splash back tiling, a bathroom with an electric shower over the bath and wood laminate flooring to the hallway and lounge. There is gas fired central heating and UPVC double glazing to the rear elevation. Offered on an unfurnished basis. AVAILABLE JUNE.

### To The Front

The property is accessed via a small gated and gravelled frontage

### Hallway

5'10 2/3" x 16'3" (1.52m x 4.95m)

With the bedroom, bathroom, lounge and kitchen leading off, wood effect laminate flooring and space for a fridge freezer.

### Bedroom

13'3" x 7'9" (4.04m x 2.36m)



### Bathroom

5'10" x 10'0" (1.78m x 3.05m)



With fully tiled walls, a built in cupboard and a white suite with an electric shower over the bath.

### Lounge

10'1" x 13'1" (3.07m x 3.99m)



With a built in cupboard housing the combination central heating boiler, wood effect laminate flooring and a UPVC double glazed window.

### Kitchen

5'8" x 9'11" (1.73m x 3.02m)



Attractively fitted with ivory flat matt units, wood grain worktop, duck egg blue splash back tiling, a stainless steel gas hob, stainless steel built under electric oven, space for a washing machine and a door leading through a small rear garden to the car parking.

### To The Rear



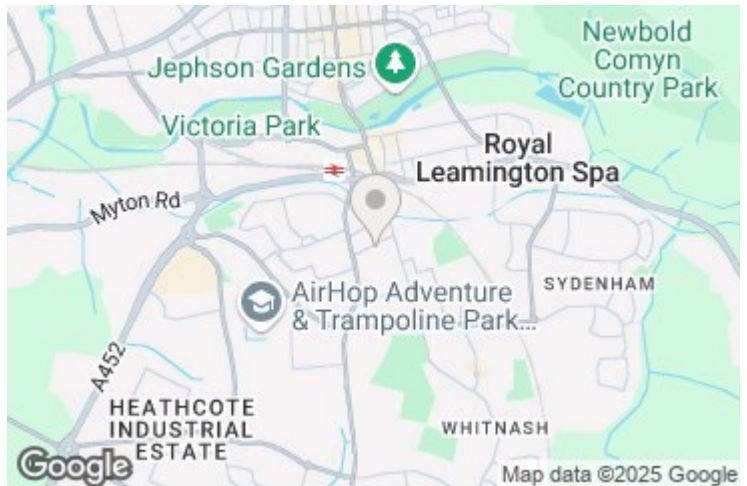
The property can be accessed from the car parking through a small rear garden to the kitchen door.

### Council Tax

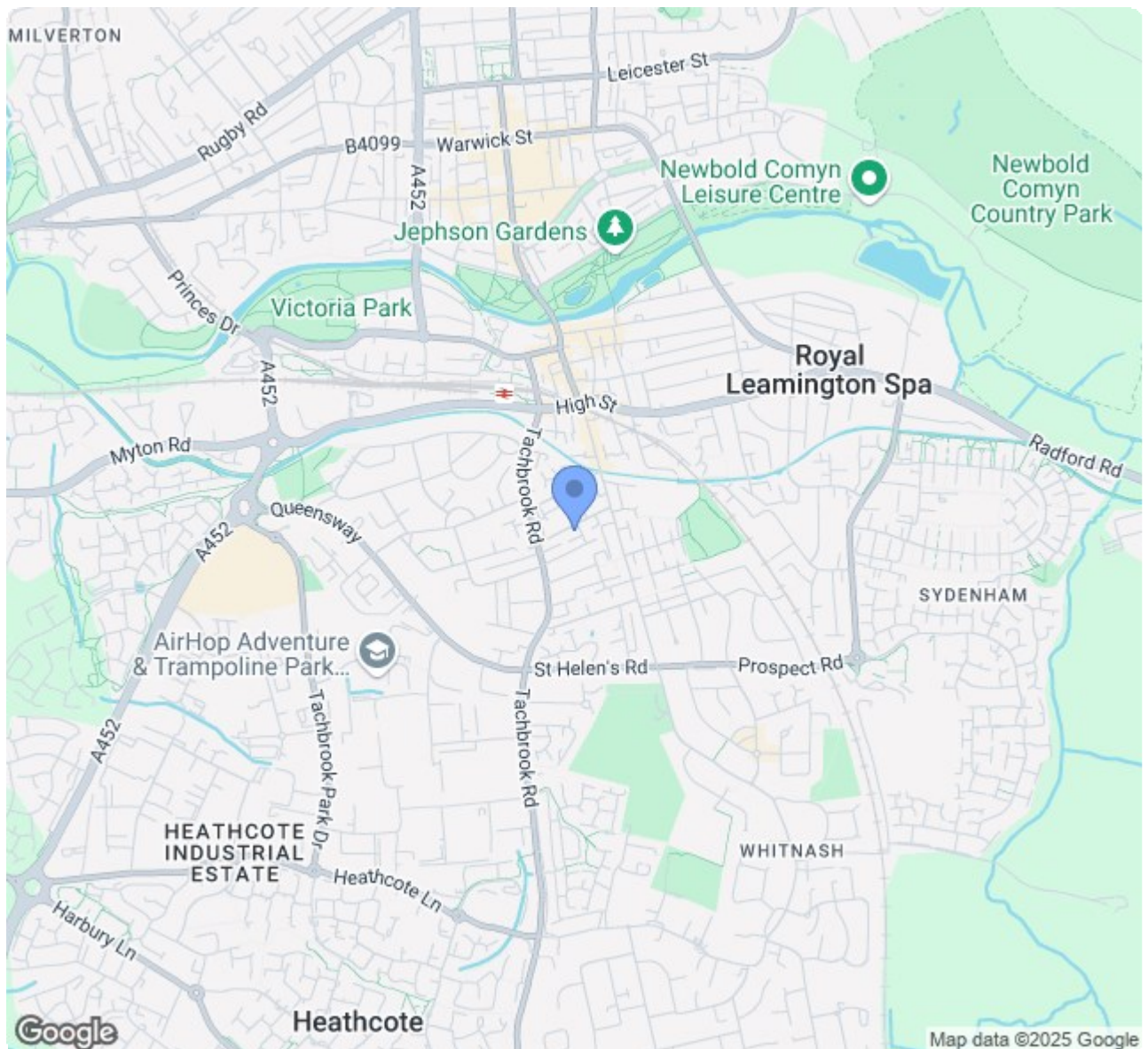
Band A

### Deposit

A Security Deposit of £951.00 will be payable in addition to the first month's rent 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>		<b>75</b>
(55-68) <b>D</b>	<b>67</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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.