

KENILWORTH STREET, LEAMINGTON SPA CV32 4QT



- **TOWN CENTRE LOCATION**
- **Master Bedroom with En Suite**
 - **COURTYARD GARDEN**
- **Living Room with French Doors**
 - **THREE BEDROOMS**
- **One Allocated Parking Space**
 - **FULLY FURNISHED**
 - **_No smoking. No pets_**
 - **EPC: 75 (C)**
 - **Available Now**

3 BEDROOMS

£1,400 PCM

This THREE bedroom new build property is located in the centre of Leamington Spa. It is offered on an FULLY FURNISHED basis. The property benefits from ground floor WC, good sized living accommodation and master bedroom with en suite and family bathroom

Sorry No Pets, AVAILABLE NOW

Please note, sharers would be considered but this property is not suitable for more than 2 sharers.

Entrance Hall

White UPVC double glazed front door leading into the entrance hallway, which has cream carpet and magnolia walls and doors leading to:

Downstairs WC

Tiled to floor in a black tile with magnolia walls and a white suite comprising; low level WC with chrome push flush and wash hand basin, chrome mixer tap and cream tiled splash back.

From the hallway, white painted wooden door with chrome handle leading into the:

Kitchen

Tiled to floor in a black tile with magnolia walls and a green tile splashback with window to front elevation. There are floor and wall units with wooden frontages, a black melamine worksurface with a white single bowl sink with matching drainer and chrome mixer tap. Appliances comprise; Baumatic washing machine and integrated oven with extractor fan above and integrated fridge/freezer.

Living Room

Wooden flooring with magnolia walls and under stairs storage cupboard, window to rear elevation and French doors to courtyard garden.

From the hallway, stairs leading into the first floor landing, which is carpeted in the same cream carpet with door to airing cupboard providing useful storage and white painted wooden doors with chrome handles leading to:

Bedroom Three

A single bedroom with cream carpet, magnolia walls, and window to rear elevation.

Bedroom Two

Double bedroom with cream carpet, magnolia walls and window to rear elevation.

Bedroom One

With cream carpet, magnolia walls, built in single wardrobe with hanging space and blanket storage above. There is a window to front elevation and a white painted wooden door with chrome handle leading into:

En Suite Shower Room

Tiled to floor in a cream tile with white suite comprising; low level WC with chrome push flush, wash hand basin with chrome mixer tap and corner shower cubicle with chrome shower attachments.

Bathroom

Tiled to floor in a cream tile. Tiled to walls in the same shade of cream tile, full height around bath and shower area with a border tile in shades of cream/brown and half height to the remaining walls with painted magnolia above. White suite comprising; low level WC with chrome push flush, wash hand basin with chrome mixer tap, bath with shower over and safety glass shower screen.

Holding Deposit

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

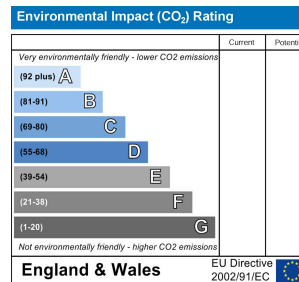
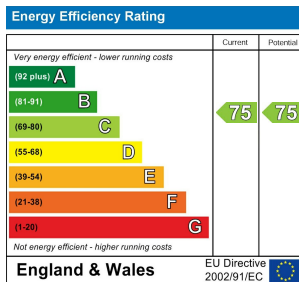
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Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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Tax Band

The Council Tax Band is C



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