

WOOD STREET, SOUTHAM CV47 1PP



FINISHED TO A VERY HIGH STANDARD THIS MODERN THREE BEDROOM APARTMENT IS PERFECT FOR ANYONE WHO WISHES TO BE IN THE CENTRE OF A LOVELY TOWN LOCATION.

- **CENTRE OF SOUTHAM**
- **THREE BEDROOM APARTMENT**
 - **Modern Kitchen/Diner**
 - **Spacious Living Room**
 - **EPC D**
 - **SORRY NO PETS**
- **AVAILABLE END OF MAY 2024**
 - **Viewing Recommended**
 - **Ideal For Couple**

3 BEDROOMS

£850 PCM

This modern recently refurbished THREE bedroom apartment in the heart of Southam is perfect for anyone wanting to be in the action of busy village life. Accommodation brief comprises; entrance hall, lounge, dining kitchen, master bedroom, further double bedroom and a third single bedroom.

UNFURNISHED

Entrance Hall

Entrance hall with heater.

Living Room 15'1" x 7'5" (4.61 x 2.27)

Window to front elevation and heater.

Kitchen 15'0" x 8'5" (4.58 x 2.59)

Window to front elevation, fridge freezer, electric cooker, hob, dishwasher and washing machine.

Dining Area 11'1" x 9'1" (3.38 x 2.77)

Window to front elevation, Electric heater.

Stairs to 2nd Floor

Landing

Landing with cupboard and electric heater.

Bedroom One 13'8" x 8'5" (4.19 x 2.59)

Window to the front elevation, electric heater.

Bedroom Two

Window to the front elevation, electric heater.

Bedroom Three 9'10" x 6'0" (3.02 x 1.83)

Window to the front elevation and electric heater.

Bathroom

Shower cubical, bath WC, unit with sink.

Lettings Disclaimer

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.

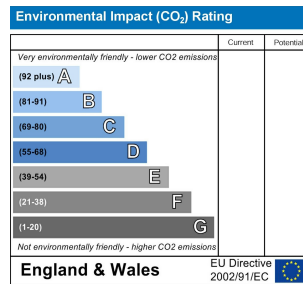
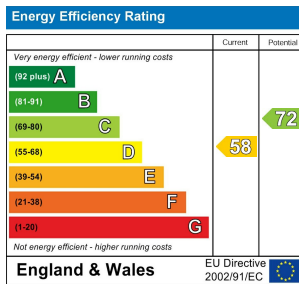
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

Tax Band

The Council Tax Band is B



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