

CROMPTON STREET, WARWICK CV34 6HJ



- **THREE BEDROOM DUPLEX APARTMENT**
 - **TOWN CENTRE LOCATION**
 - **KITCHEN WITH OVEN/HOB**
 - **BATHROOM WITH SHOWER**
 - **LIVING ROOM**
 - **GARAGE**
 - **IDEAL FOR A COUPLE**
 - **Available End Of May 2024**
 - **UNFURNISHED**
 - **SORRY NO PETS**

3 BEDROOMS

£950 PCM

A THREE bedroom duplex apartment located in Warwick town centre, with Warwick racecourse just a short walk away.. The apartment benefits from a garage, fitted kitchen, spacious living room, bathroom with shower and separate WC, three good size bedrooms.

SORRY NO PETS & CAN ONLY BE TWO SHARERS

Unfurnished and Available End of May 2024

Entrance Hall

Stairs to first floor, storage cupboard

Living Room

Window to front aspect, wall mounted radiator

Fitted Kitchen

Range of units, built in oven/hob, window to rear aspect, wall mounted radiator, space for fridge

Bedroom Two

Window to rear aspect, wall mounted radiator

2nd Floor Landing

Bedroom One

Window to front aspect, wall mounted radiator, built in wardrobes

Bedroom Three

Window to rear aspect, wall mounted radiator, built in wardrobes

Bathroom

bath with shower over, Low Level WC, wash hand basin, window to rear aspect

Separate WC

Low level WC

Garage

Power & lighting

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 C



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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