

HIGH STREET, LEAMINGTON SPA CV32 7LY



- **RECENTLY REFURBISHED APARTMENT**
 - **DOUBLE BEDROOM**
 - **MODERN KITCHEN**
 - **MODERN SHOWER ROOM**
 - **GAS CENTRAL HEATING**
 - **AVAILABLE LATE MAY 2024**
 - **SORRY NO PETS**
 - **UNFURNISHED**
 - **IDEAL FOR SINGLE PERSON**
 - **AMENITIES NEARBY**

1 BEDROOMS

£800 PCM

A recently Refurbished Light & Modern ONE Bedroom Apartment Located on the top floor in Cubbington. The apartment has fitted refitted kitchen and shower room, and viewing is recommended. Gas Central Heating, Parking for One Vehicle to the Rear .
SORRY NO PETS Unfurnished
Available Now

Entrance Hall

Communal Entrance Hall leading to No4 and then private entrance door with stairs leading to landing.

Living Room 15'8" x 11'11" (4.78 x 3.65)

Double glazed window with velux sky light, wall mounted radiator

Fitted Kitchen/Breakfast Room

Range of units, built in oven/hob with extractor above, space for table and chairs
Fridge can be removed as not included in the let.

Double Bedroom 10'8" x 10'4" (3.26m x 3.15m)

Double glazed window wall mounted radiator

Shower Room

Double shower cubicle wash hand basin with cupboard below low level WC

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)



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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