

## BREAD & MEAT CLOSE, WARWICK CV34 6HF



- **TWO BEDROOM APARTMENT**
  - Living/Dining Room
  - **FURNISHED**
  - Secure gate entry access
- One allocated parking space
  - Restrictions: No Pets.
- **AVAILABLE END MAY 2024**
- **Current EPC Rating: C (79)**
  - Council Tax Band D

**2 BEDROOMS**

**£950 PCM**

Furnished Two Bedroom Apartment, Accommodation comprises; Entrance hall, lounge/dining room, kitchen with appliances, main bedroom with en-suite shower room, second bedroom, bathroom. Allocated parking via gated entrance.

Close to Warwick town centre and racecourse

AVAILABLE NOW & VIEWINGS FRIDAY 24TH MAY

### **Kitchen**

Benefiting from a fitted oven, microwave dish washer and washing machine. Window to Rear.

### **Living Room**

Window to rear elevation. Storage Heater, table and chairs, sofa

### **Bedroom One**

Window to front elevation. Storage Heater, bedroom furnishings

### **Bathroom**

White bath with shower over. White W/c and white pedestal wash hand basin. Storage Heater.

### **Bedroom Two**

Second bedroom with en-suite bathroom and fitted sliding door wardrobe. Storage heater, bedroom furnishings

### **En-suite**

Shower room, with white W/c, white wash hand basin and shower cubicle. Storage heater.

### **Holding Deposit**

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

### **Tax Band**

Council Tax Band 'D'

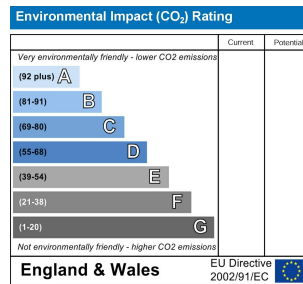
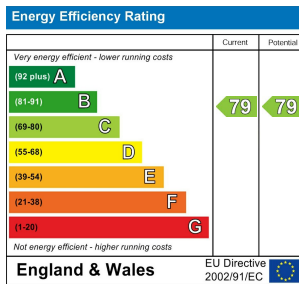
### **Lettings Disclaimer**

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.

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