

CAPE COURT, WARWICK CV34 5AU



SITUATED IN THIS POPULAR LOCATED THIS TWO BEDROOM APARTMENT IS WELL PRESENTED WITH ONE ALLOCATED PARKING SPACE.

- **Walking Distance of Town Centre**
- **TWO BEDROOM APARTMENT**
 - **Master Bedroom with ensuite**
 - **Living room with Juliette balcony**
- **Restrictions: No Pets, No Smoking, No Students**
 - **Available: 14th July 2024**
 - **Current EPC Rating: 76 (C)**
 - **VIEWING RECOMMENDED**
 - **Fitted Kitchen**

2 BEDROOMS

£950 PCM

EMAIL ENQUIRIES ONLY Hawkesford are delighted to offer this TWO BEDROOM first floor apartment in a modern development, just a short walk into Warwick town centre and within minutes of Warwick hospital, A46 & M40.

The apartment is offered on an unfurnished basis with one allocated parking space. Living room with Juliette balcony and master bedroom has an ensuite shower room, family bathroom

AVAILABLE JULY 12TH 2024

Entrance Hall

With storage cupboard

Living Room 17'2" x 16'7" (5.25m x 5.06)

With Electric fireplace and Juliet balcony.

Archway leading to:

Kitchen 8'6" x 8'7" (2.6 x 2.63)

Fully fitted kitchen with dishwasher and washer/dryer. Electric oven with extractor fan.

Bedroom Two 8'7" x 11'8" (2.62m x 3.56m)

Window to the rear

Bedroom One 12'11" x 8'7" (3.96 x 2.62)

Window to the rear, built in wardrobe

Door leading to:

En Suite Shower Room

Low level WC, shower and towel rail

Bathroom

Shower over bath, low level WC and medicine cabinet

Outside

One allocated parking space

Tax Band

Council Tax Band "C" from Warwick District Council

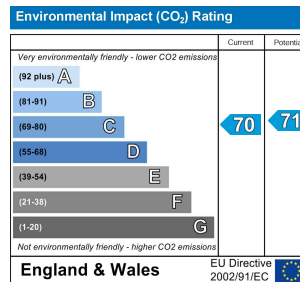
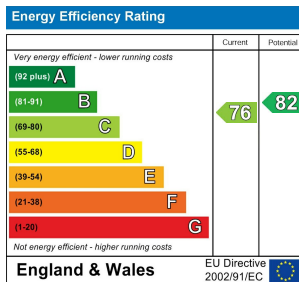
Lettings Disclaimer

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)



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