

**REGENT PLACE, LEAMINGTON SPA CV31 1EH**



**A WELL PRESENTED AND MAINTAINED ONE BEDROOM GROUND FLOOR APARTMENT IN LEAMINGTON TOWN CENTRE. WITHIN WALKING DISTANCE TO THE TRAIN STATION, THE PARADE AND JEPHSON GARDENS.**

- **Ground Floor Apartment**
  - **ONE BEDROOM**
  - **Available Part Furnished**
  - **KITCHEN AND BATHROOM**
  - **Restrictions: Strictly No Pets**
- **Walking Distance to Train Station**
  - **EPC: 76 (C)**
- **AVAILABLE MID JANUARY 2024**

**1 BEDROOMS**

**£825 PCM**

A well presented part furnished ONE bedroom ground floor apartment, located in the town centre and within walking distance of The Parade and the Train Station. The Apartment has living room, kitchen with appliances, bathroom and double bedroom.

Available Now

### **Entrance Hall**

#### **Kitchen 9'8" x 6'9" (2.95 x 2.08)**

Modern fitted kitchen complete with Gas Hob, Electric Oven, Fridge Freezer, Washing Machine. Sink under the window.

#### **Living Room 10'5" x 14'4" (3.18 x 4.37)**

Wooden flooring throughout, double windows bring in lots of natural light, TV point and fire place. sofa, table and chairs, coffee table

#### **Bedroom 9'8" x 12'11" (2.97 x 3.96)**

Window to front. Wooden flooring throughout. Wardrobe and bedside tables are included.

### **Bathroom**

Pedestal sink, WC and Bath with shower over, storage cupboard.

### **Tax Band**

The Council Tax Band is B

### **Holding Deposit**

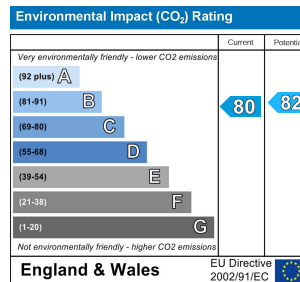
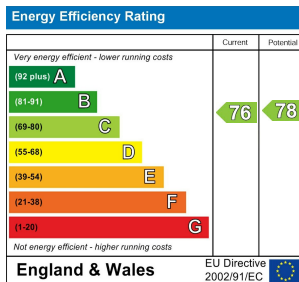
No tenant fees are payable on this property. One week's rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

### **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.





www.hawkesford.co.uk t: 01926 430 553 f: 01926 430538 e: leamington@hawkesford.co.uk