

**UPPER HILL STREET, LEAMINGTON SPA CV32 5XX**



- North Leamington Location
- Kitchen with appliances
  - Living Room
- Two Double Bedrooms
  - Off road parking
- Available End July 2024
- Restrictions: NO PETS, NO SMOKING
  - Current EPC Rating: 74 (C)
  - Minimum 12 month Tenancy.

**2 BEDROOMS**

**£995 PCM**

\*TWO BEDROOMS\* Accommodation comprises: Entrance hall, fitted kitchen with appliances, lounge with gas fire and patio doors leading out onto the rear garden. Master bedroom with wardrobes, further double bedroom. Bathroom having bath with shower over. Hard landscaped garden to rear. Off road parking.

Walking Distance to town centre

AVAILABLE NOW,

### **Council Tax**

The property is band C from Warwick District Council.

### **Holding Deposit**

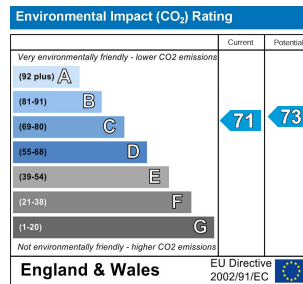
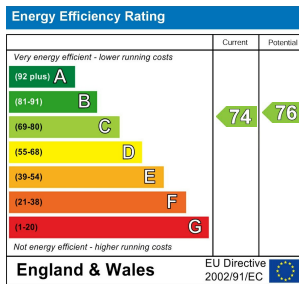
No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

### **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.





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