

## BOWLING GREEN STREET, WARWICK CV34 4DG



- **Town Centre Location**
- **2 BEDROOM APARTMENT**
- **Master Bedroom with En-suite**
  - **Single Garage**
  - **SPACIOUS LOUNGE**
- **Restrictions: No Pets, No Smoking**
- **Shared Access to Victorian Gardens**
  - **EPC: 80 (C)**
- **VIEWING RECOMMENDED**
  - **AVAILABLE NOW**

**2 BEDROOMS**

**£995 PCM**

\* email enquires only\* A TWO Bedroom Apartment in this gated development ideally located for Warwick Town Centre, the property has fitted kitchen, spacious living room, two bedrooms, master with en-suite, separate bathroom, garage providing parking, communal gardens. UNFURNISHED AND AVAILABLE NOW

Viewings Available

### **Communal Entrance hall**

Communal Door leading to:

### **Entrance Hall**

Electric storage heater, two cupboards providing useful storage and white painted doors leading to all rooms.

### **Living/Dining Room**

Light and spacious room with double doors leading to a Juliet balcony, storage heater

### **Kitchen**

Mixture of wall and base units with integrated fridge/freezer, dishwasher, washing machine, oven and hob.

### **Master Bedroom**

Fitted double wardrobes, wall mounted heater and a window to the side elevation and a door leading to the master ensuite

### **Master Ensuite**

Fitted with a three piece suite including low level W/C, wash hand pedestal basin and walk in shower cubicle.

### **Bedroom 2**

Window to the rear elevation. The room is also fitted with an electric heater.

### **Outside**

Outside the property it has access to a garage providing parking and shared access to the Victorian Gardens at the rear of the property.

### **Tax Band**

The Council Tax Band is C

**Lettings Disclaimer**

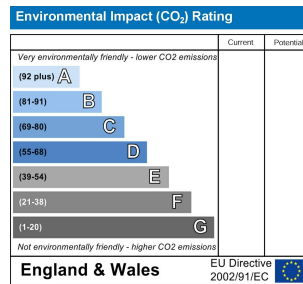
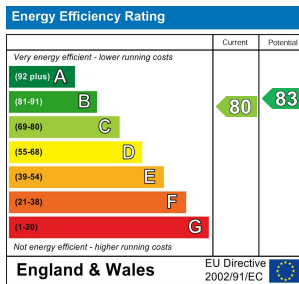
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**Holding Deposit**

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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