

**BANBURY ROAD, SOUTHAM CV47 1BB**



**A ONE BEDROOM, WELL PRESENTED TOP FLOOR APARTMENT WITHIN A PURPOSE BUILT BLOCK**

- **ONE BEDROOM APARTMENT**
  - Modern Kitchen
  - Modern Shower room
  - **ELECTRIC HEATING**
- **Allocated Parking, Communal Grounds**
  - **AVAILABLE EARLY OCTOBER**
- **Restrictions: Not suitable for pets or children**
  - **EPC: C**
  - **Viewing Recommended**
- **Walking Distance to Town Centre**

**1 BEDROOMS**

**£650 PCM**

A well presented top floor apartment, in the popular location of Southam. Modern kitchen with electric hob and oven and modern shower room. Allocated parking space. Electric heating throughout

Ideal location for Southam Town Centre. The block is well maintained and within easy access of Leamington, JLR, Warwick and Rugby.

AVAILABLE EARLY OCTOBER

### **Entrance Hall**

Communal Entrance hall leading to the leading to the top floor

### **Personal Entrance Hall**

with tiled flooring. Security entry phone. Electric heater. Built-in cupboard with shelving. Further built-in cupboard with washing machine and immersion.

### **kitchen 7'0" x 6'7" (2.14 x 2.02)**

Modern kitchen with window to the front elevation. Built-in fridge, electric hob and oven. Stainless steel sink unit.

### **Living Room 9'7" x 10'1" (2.93 x 3.08)**

Newly carpeted with window to the front elevation. Electric heater

### **Bedroom One 8'7" x 9'9" (2.62 x 2.98)**

Newly carpeted with window to the rear elevation. Electric heater.

### **Shower room**

Shower cubicle, low level wc, vanity unit with sink, obscure glazed window to the rear elevation. Vinyl flooring.

### **Holding Deposit**

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 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.

**Tax Band**

The Council Tax Band is

**Allocated Parking**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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