

Residential New Homes Lettings Commercial

distinctly different

SWAN STREET, WARWICK CV34 4BJ



- Newly Refurbished Throughout
 - Two Large Double Bedrooms
- New Kitchen with Integrated Appliances
 - Newly Refurbished Family Bathroom
 - Very Spacious Lounge / Dining Room
 - Town Centre Location
 - Private Front Door Access
 - Immediately Available
 - Parking Permit Available

2 BEDROOMS

£1,300 PER CALENDAR MONTH

www.hawkesford.co.uk t: 01926430553 e: leamington@hawkesford.co.uk

Fully Re-furbished 2 Bedroom Apartment. Central Warwick.

Tastefully refurbished to an excellent standard, this exceptionally large 2 bedroom apartment is immediately available .

Situated on the first floor, access from the street is via a private entrance. Small hallway, with stairs leading up. there are two very generous double bedrooms, an L shaped lounge / dining room, a kitchen with integrated appliances, and ample space for a small breakfast table and chairs, and a modern bathroom. Newly painted and carpeted throughout,.

Centrally located within walking distance of all amenities, and local transport links. There is also the offer of a parking permit, if required.

Lounge / Dinning Kitchen Bathroom Bedroom1 Bedroom2 Storage Exterior

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HAWKESFORD distinctly different





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating
	Current	Potential	Current Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) 🖄
(81-91) B			(81-91)
(69-80) C	66		(69-80) C
(55-68) D			(55-68) D
(39-54)			(39-54)
(21-38)			(21-38)
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
	EU Directiv 2002/91/E		England & Wales

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RICS

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