distinctly different

Residential New Homes Lettings Commercial

# FRIARS STREET, WARWICK CV34 6HD



- One Bedroom Flat
- Central Location
  - Living Room
    - Kitchen
- · Available: Immediately
- Restrictions: No pets.

1 BEDROOMS £900 PCM

Second floor, 1 bedroom flat, central Warwick

Ideally situated for the town centre, Warwick Hospital, Castle and train station. The flat is well proportioned with double bedroom, living room, separate kitchen with washing machine and fridge freezer, bathroom with shower over and large storage cupboard. Situated on the top floor (second).

### Tax Band

Council Tax Band "B" from Warwick District Council.

#### Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x  $12 / 52 \times 5$  eg £1000 x £12000 /  $52 = £230.77 \times 5 = £1153.85$ ).

## **Holding Deposit**

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

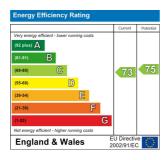
## **Lettings Disclaimer**

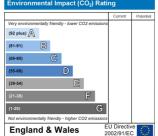
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation 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.

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