

BANBURY ROAD, SOUTHAM CV47 1BB



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

- **Newly redecorated and carpeted**
 - **Modern Kitchen**
 - **Modern Shower room**
 - **All electric**
 - **Allocated Parking**
 - **Available November 2025**
- **Restrictions: Not suitable for pets or children**
 - **EPC: C**

1 BEDROOMS

£750 PCM

A delightful top floor apartment, redecorated and re-carpeted throughout. 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.

Entrance Hall

Communal Entrance hall stairs 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.

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.

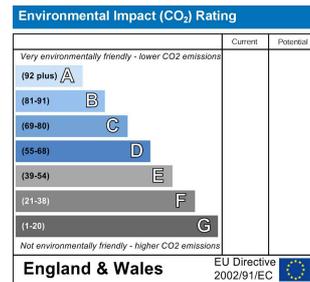
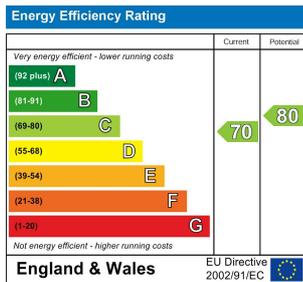
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Rent

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 x 5 eg £1000 x £12000 / 52 = £230.77 x 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)



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