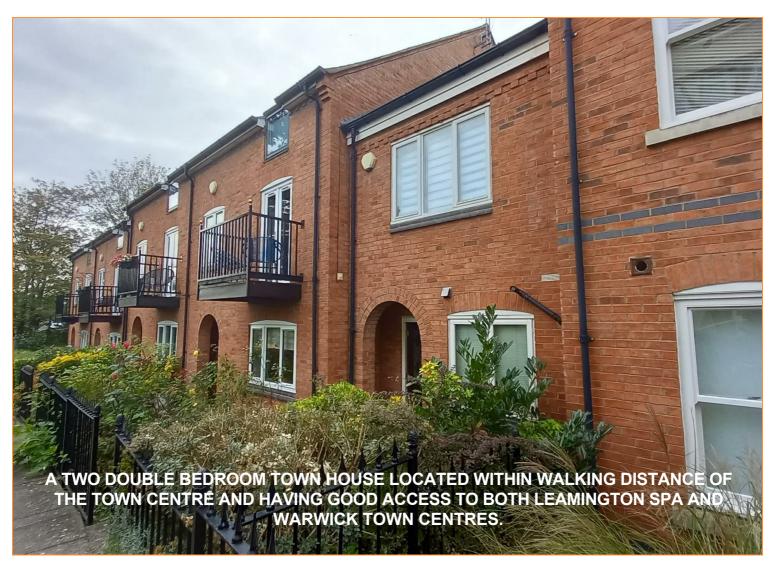




WILHELMINA CLOSE, LEAMINGTON SPA CV32 5JT



- CENTRAL LOCATION
 - Ground floor WC
- TWO DOUBLE BEDROOMS
 - Two En Suite Bathrooms
- 2 Allocated Parking Spaces
- All Weather Conservatory
- Available December 2025
 - EPC C
 - Council Tax -B

2 BEDROOMS £1,200 PCM

A TWO BEDROOM, TWO EN-SUITES MEWS PROPERTY IN LEAMINGTON SPA TOWN CENTRE. NEW CARPETS FITTED

Entrance hall, kitchen with appliances, ground floor WC, sitting room with feature fireplace and conservatory. Two double bedrooms each having en suite shower bathrooms. Hard landscaped garden to the rear, two allocated parking spaces, Viewing Recommended Sorry NO PETS

Entrance Hall

Living Room

Wood flooring, wall mounted radiator, electric fire

Conservatory

Wall mounted radiator & solid roof for year round use.

Landing First Floor

Bedroom One

Window, wall mounted radiator, door leading to en-suite bathroom with bath and shower over, wash hand basin, low level WC

Bedroom Two

Window, wall mounted radiator with door leading to en-suite shower room with shower cubicle

Outside

Allocated parking space with gated rear access to the courtyard garden

Council Tax

The Council tax is a band C from Warwick District Council.

Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

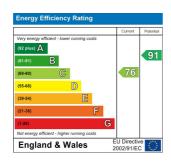
Lettings Disclaimer

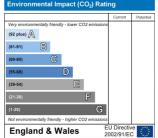
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation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









www.hawkesford.co.uk t: 01926 430 553 t: 01926 430538 e: leamington[<u>al</u>hawkesford.co.uk







