

SPRING POOL, WARWICK CV34 4UP



A STUDIO APARTMENT LOCATED WITHIN WALKING DISTANCE OF WARWICK TOWN CENTRE AND SAINSBURYS

- Studio apartment
- Part Furnished
- Night storage heaters
- One allocated parking space
- Bathroom with shower
- Restrictions: not suitable for pets or children
- Available immediately
- EPC : 65 (D)

null

Furnished

£695 PCM

A studio apartment located within walking distance of Warwick Town Centre, Train station, racecourse and the local supermarket.

Offered on a part furnished basis with one allocated parking space.

Entrance Hall

With shelving and hanging rail with curtain covering

Kitchen 8'11" x 5'10" (2.74 x 1.80)

With window to the rear elevation. Fridge, washer/dryer and cooker.

Studio 14'7" x 9'4" (4.45 x 2.86)

With dual aspect windows. Sofa bed. Table and chairs and night storage heater TV table

Bathroom

With low level wc, pedestal wash hand basin, bath with shower over

Outside

Parking: one allocated space

Communal gardens

Tax Band

Council Tax Band "A" from Warwick District Council

Lettings Disclaimer

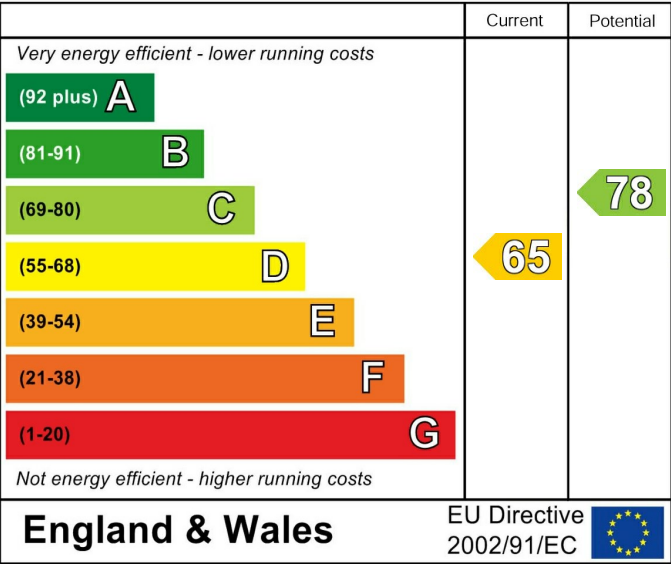
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation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

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)



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

