

Peter Clarke



24 St Johns Court, Warwick, Warwickshire, CV34 4NJ



- Bath and separate shower cubicle
- Three Bedrooms
- Living/Dining Room
- Attractive Kitchen With White Goods
- Second Floor Apartment
- Energy efficient electric heating
- Communal Parking
- EPC Rating D
- Available Mid June



£1,000 PCM

MANAGED BY PETER CLARKE. Well presented 3 bedroom 2nd floor apartment . Entrance hallway, living/dining room, attractively re-fitted contemporary kitchen with integrated dishwasher, oven, hob and filter hood, fridge/freezer, washing machine and tumble dryer. Master double bedroom with built in wardrobes and dressing table, further smaller double bedroom, third bedroom, storage heaters, D/G, new energy efficient electric heating, new flooring in reception areas and bathroom, bath and separate shower cubicle. Communal parking.

To let on an unfurnished basis.  
Sorry no smokers, no pets.

#### APPROACH

Accessed via a communal entrance hall and stairs leading to the front door of the property.

#### ENTRANCE HALL

with inset ceiling downlighters and doors to the internal accommodation.

#### LIVING ROOM

12'0" x 15'10"

A good sized room with double glazed window to front elevation, wall mounted lighting, TV aerial point and storage radiator.

#### KITCHEN

8'2" x 12'0"

A modern fitted kitchen with an array of wall and base mounted units with complementary work surface over. Having integrated electric oven and hob with extractor over, white goods including fridge freezer, washing machine and integrated dishwasher and tumble dryer. Inset one and a half bowl sink/drainage unit with monobloc tap over, double glazed window to rear elevation and storage cupboard.

#### MASTER BEDROOM

12'4" x 10'11"

A good sized double with built in storage, double glazed window to front elevation, TV aerial point and storage radiator.

#### BEDROOM TWO

10'11" x 6'5"

with a double glazed window to the front elevation and storage radiator.

#### BEDROOM THREE

8'0" x 8'2"

with double glazed window to rear elevation, sink/vanity unit and storage radiator.

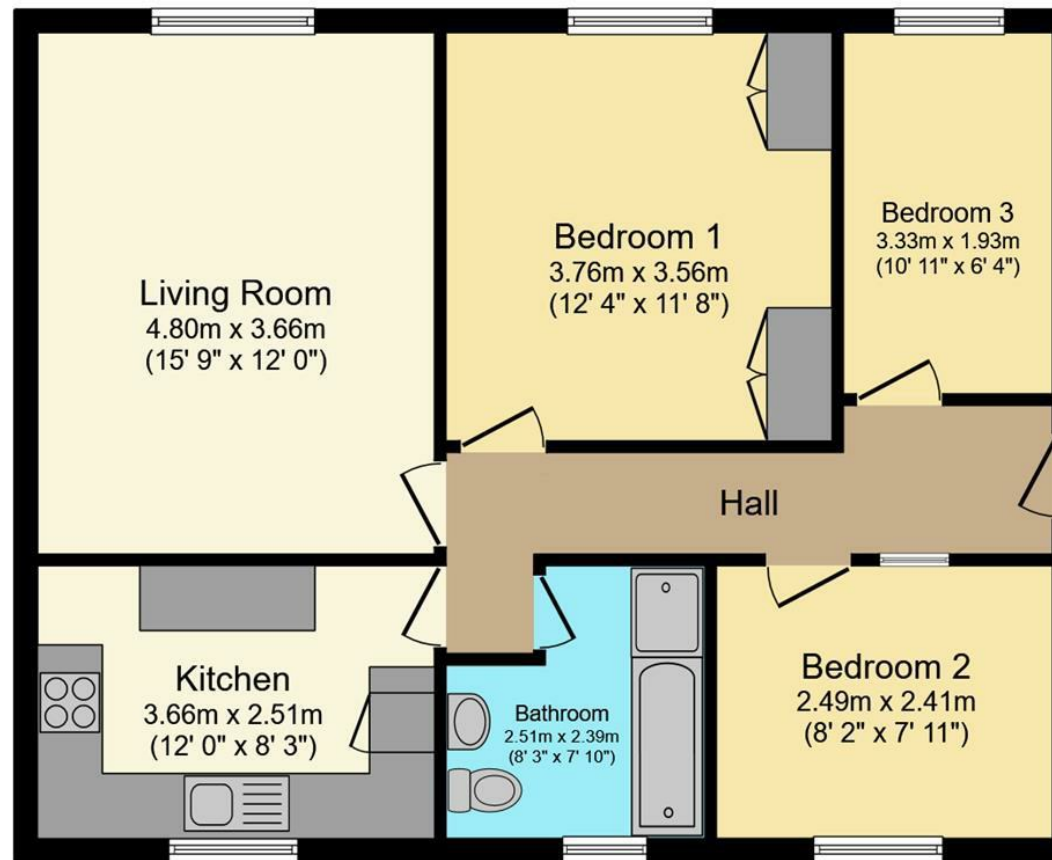
#### BATHROOM

with tiling, corner bath with shower attachment over, separate walk in shower unit, sink, low level WC and obscured glass double glazed window to rear elevation.

#### GARAGE EN BLOC



24 St. Johns Court, Warwick, CV34 4NJ



### Floor Plan

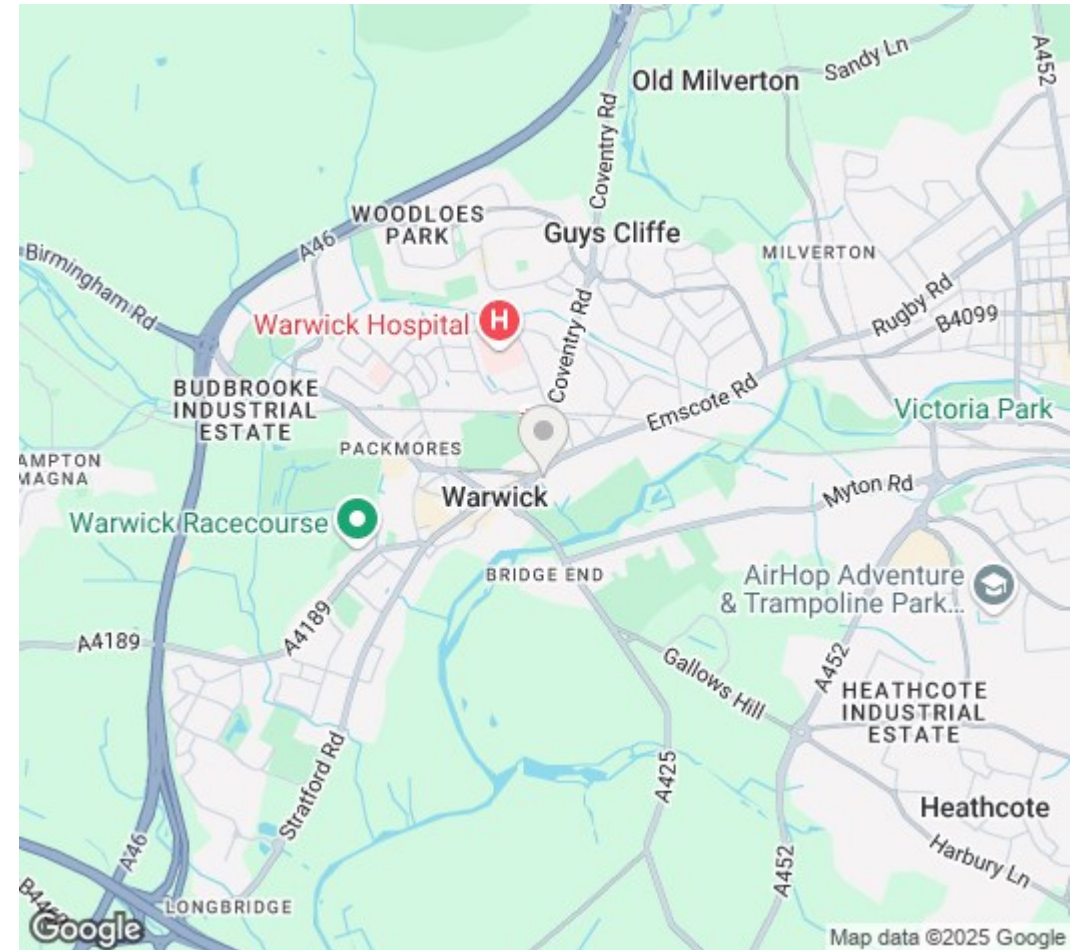
Floor area 69.3 sq.m. (746 sq.ft.)

Total floor area: 69.3 sq.m. (746 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

