

THE PROPERTY



TO LET UNFURNISHED

A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT IN A CENTRAL VILLAGE POSITION

HOLDING DEPOSIT: £190.38
RENT: £825.00 pcm
DEPOSIT: £951.92

NO TENANT APPLICATION FEES

- Entrance Hall
- Kitchen Breakfast Room
- Living Room
- Two Bedrooms
- Bathroom
- EPC Band E

KINETON
£825 PCM

1 THE BANK HOUSE BANBURY STREET KINETON CV35 0JS

11 miles from Stratford upon Avon, Banbury, Warwick & Leamington Spa. 3.5 miles from M40 J12 at Gaydon

A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT IN A CENTRAL VILLAGE POSITION

Viewing strictly by appointment

Tel: 01926 640 498

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Kineton is a popular well served village with a number of shops for daily requirements including post office, general stores, bakers and pharmacy. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, public house, sports club, primary and secondary schools. The surrounding countryside offers walking, cycling and riding. The Cotswold Hills lie to the South and nearby towns offer a wide range of shopping facilities and supermarkets.

1 The Bank House is accessed by a shared entrance hall to the side of the property with staircase rising to Flats 1 & 2. Flat 1 is located on the first floor with outlook onto the centre of the village and the war memorial.

ACCOMMODATION

Entrance Hall 2.99m x 2.13m (9'9" x 6'11") **Living Room** 5.07m x 3.25m (16'7" x 10'8") outlook to the front of the property. Steps lead up to **Kitchen Breakfast Room** 3.63m x 3.30m (11'10" x 10'9") fitted with a range of units under granite effect worktops to three walls. Inset stainless steel 1½ bowl single drainer sink with mixer tap, inset four ring electric hob with single electric oven under and extractor hood over, range of built-in drawers and cupboards, integrated fridge and freezer, space and plumbing for washing machine and dishwasher. Outlook to the rear of the property. **Bedroom One** 3m x 2.61m (9'9" x 8'6") range of built-in wardrobe cupboards and outlook to the front of the property. **Bedroom Two** 3.08m x 3.03m (10'1" x 9'11") built-in double wardrobe cupboard and outlook to the front of the property. **Bathroom** fitted with corner panel bath with mixer tap and wall mounted electric shower unit over, pedestal wash hand basin and close coupled WC. Obscured glazed window to rear, built-in airing cupboard with hot water cylinder and range of built-in cupboards.

OUTSIDE

Access to the properties is via a shared front door opening to staircase rising to first floor and apartment one.

NB there is no outdoor or external space with The Property.



GENERAL INFORMATION

Directions:

CV35 0JS

The property will be found in the centre of the village overlooking the village war memorial.

What3 Words

///widget.smarting.last

Services

Mains water (metered), drainage and electricity are connected to the property. Night Storage heating. Ofcom Broadband availability: Superfast. Ofcom Mobile coverage: 3, EE, O2 & Vodafone.

Parking is on street. No permit required.

Council Tax

Payable to Stratford District Council. Listed in Band A

Energy Performance Certificate

Current: 46 Potential: 74

Band: E

Tenancy

The property is available to let for a period of twelve months at a rent of £825 per calendar month exclusive of council tax, water rates, electricity, telephone, internet charges.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

Material information:

No known property issues including location, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. The property is situated below another residential apartment and above an optician. The Landlord is looking to replace some windows in the property.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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