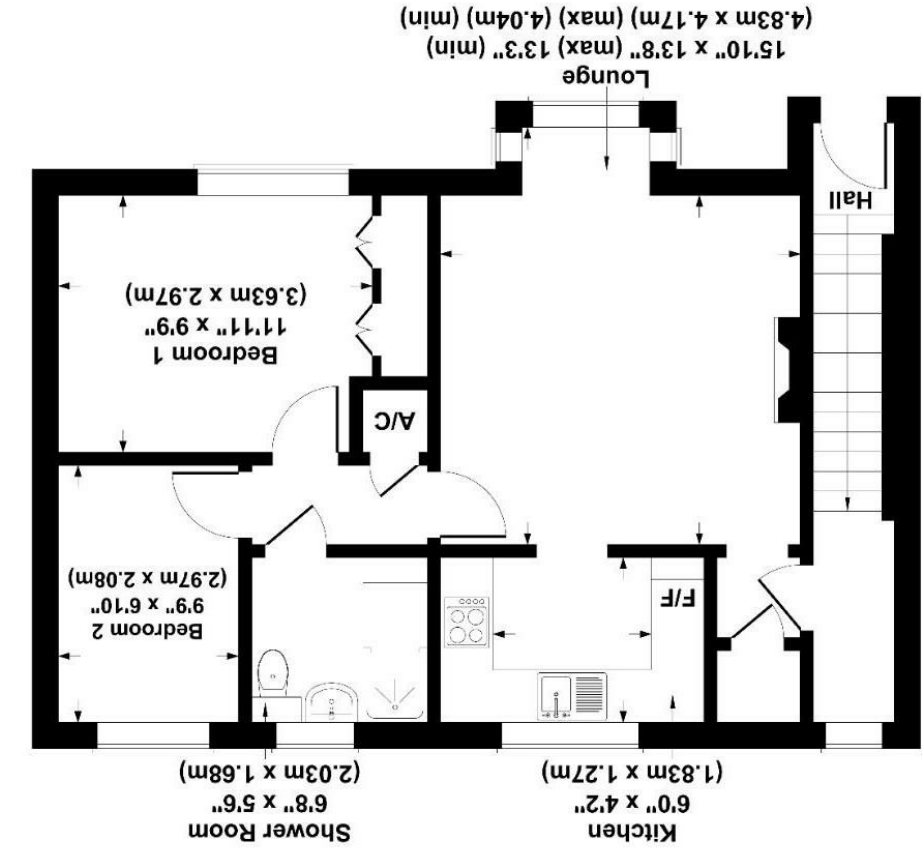


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863

If you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



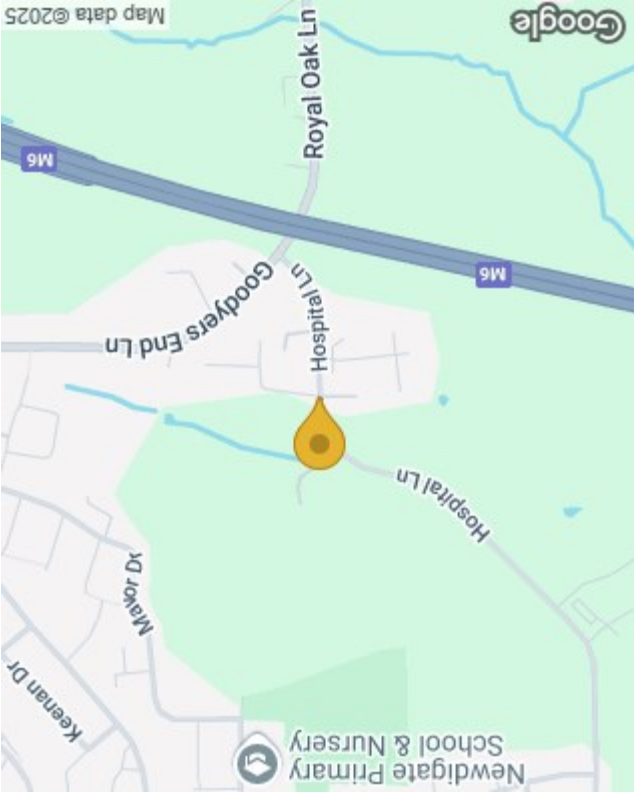
Larkspur Court, CV12 0PE
 Approximate Area = 656 sq ft / 60.9 sq m



Floor Plan

England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Energy Efficiency Graph



Area Map



6 Larkspur Court Hospital Lane
 Bedworth, CV12 0PE

£850 PCM



6 Larkspur Court Hospital Lane
Bedworth, CV12 0PE

A well presented over 55's two bedroom first floor flat located in Bedworth and situated in the popular Bede Retirement Village which offers a range of on-site amenities which can be seen linked under Bede Village Facilities at the end of the description. The property also provides easy access to the local road network.

The property is accessed via a ground floor entrance hall which has stairs with stair lift leading to the main entrance door. Once inside the flat, there is a small hallway leading to a spacious living room with feature fireplace; modern fitted kitchen with a range of matching base and wall units, integrated oven, hob, extractor & fridge/freezer, there is a washing machine which is a gifted appliance ; bathroom with walk in shower, pedestal sink unit & w.c; main bedroom with fitted wardrobes and a further single bedroom.

Externally there are communal gardens and residents allocated parking.

EPC rating D. Council tax band C.

****RENT £850.00 PCM ****
HOLDING DEPOSIT £196.00 **
SECURITY DEPOSIT £980.00**



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.