

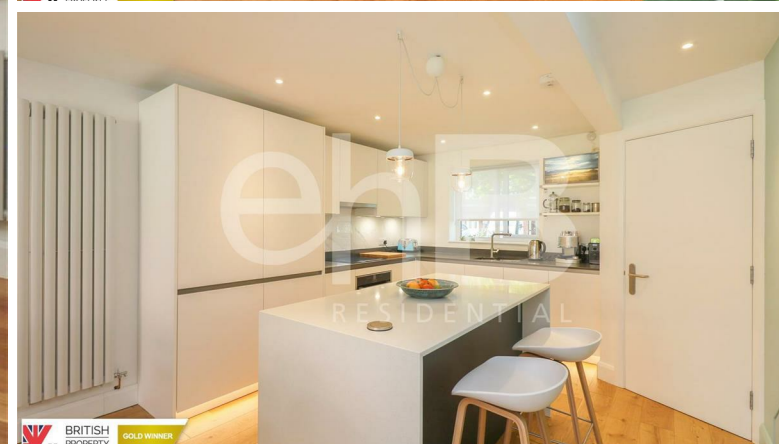
ehB
RESIDENTIAL

Your Property - Our Business

 BRITISH

7, Howard Walk, Warwick

£1,850 PCM



Exceptional three storey town house offering superbly appointed and fully furnished accommodation plus the benefit of a garage and two parking spaces. The property enjoys a peaceful canal-side location yet highly convenient for both Warwick and Leamington town centre and accessible to excellent commuter links.

Early viewing recommended.

Fully Furnished - Available 1st July.

Hall

Front door with double glazed panes and side pane. Smoke detector. Radiator. Staircase leads to the first floor. Tiled floor.

Open Plan Ground Floor

Providing kitchen, dining and living areas.

Kitchen Area

35'9" x 11'9" open plan (10.9 x 3.57 open plan)
Superbly fitted with an excellent range of modern units. NEFF and Siemens appliances, integrated fridge, freezer, dishwasher, built in oven and induction hob with extractor hood over. Island unit. Double glazed window to front looking over the green and towards the Grand Union Canal. Utility cupboard housing the washing machine and tumble dryer. Under stairs storage area.

Cloakroom

Modern white suite. Radiator. Extractor fan.

Living Area

35'9" x 14'10" open plan (10.9 x 4.53 open plan)
Contemporary style radiator. Oak flooring. By fold doors offering seamless in-out living to patio and rear garden.

First Floor Landing

Radiator. Double glazed window to front. Smoke detector.

Bedroom One

14'2" x 12'6" (4.33 x 3.81)
Excellent range of built in wardrobes and drawer units to the width of one wall. Radiator. Double glazed window to rear. Door to:

En-suite Shower Room

Extremely well appointed with modern white suite. Shower with fixed head plus hand held attachment, side screen.



BRITISH PROPERTY AWARDS 2023 - 2024

GOLD WINNER

LETTING AGENT IN WARWICK



Wall hung washing hand basin. W.C with concealed cistern. Tiled floor. Ladder hand towel rail. Three double mirror fronted medicine cabinets. Double glazed window. Ceiling recess spot lights.

Bedroom Four

9'4" x 8'8" (2.85 x 2.64)

Radiator. Double glazed window to front overlooking the canal.

Second Floor Landing Study Area

Radiator. Double glazed window to rear. Access to insulated loft space and the gas central heating boiler.

Bedroom Two

12'11" x 8'1" (3.94 x 2.47)

Radiator. Double glazed window to rear.

Bedroom Three

15'3" x 8'1" (4.66 x 2.47)

Radiator. Double glazed window to front. Large wardrobe.

Bathroom

Superbly fitted with modern white suite. Double ended bath with side mounted tap plus thermostatic shower over and side screen. Close coupled W.C. Wash hand basin with cupboard under. Double glazed window. Ladder heated towel rail.

Outside

The front of the property is approached along a pedestrian pathway and fronts an open area of green also with seating area providing views along the Grand Union Canal. There is a an area of lawn to the front and PARKING SPACE.

Rear Garden

The enclosed rear garden is laid with a slate terrace to the lawn with timber edged flower and shrub borders. Gate provides pedestrian side access leading to the garage and parking.

Single Garage en-bloc

17'1" x 7'11" (5.2 x 2.42)

Up and over door. Electric power and light. Plus PARKING SPACE in front of the garage.

Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest. An online viewing is not sufficient for application purposes.

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Warwick Office
17-19 Jury St,
Warwick
CV34 4EL

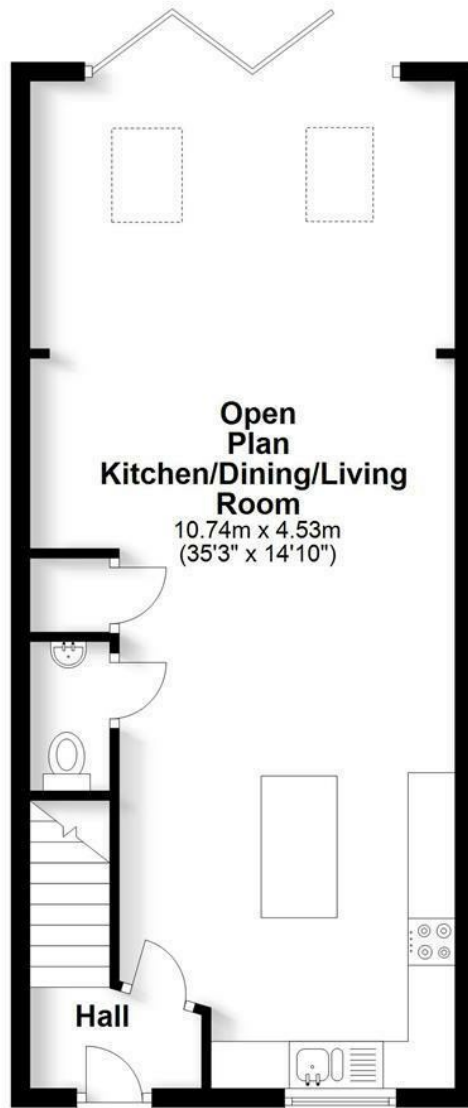
01926 499540 ehbresidential.com

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 85 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

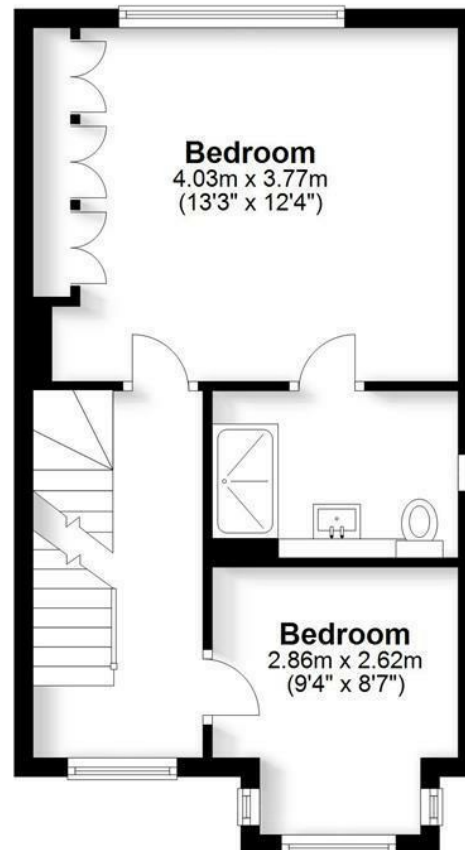
Ground Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



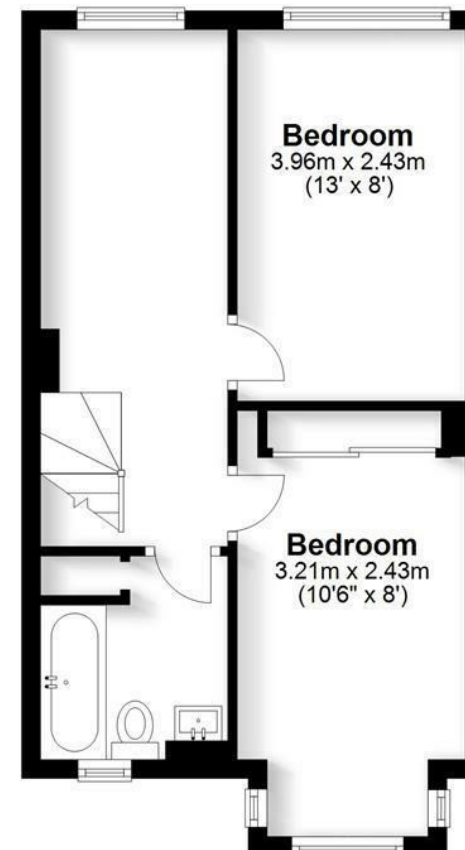
First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Second Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 121.8 sq. metres (1310.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact