



 BRITISH

22, Coten End, Warwick

£995 Per Month



AVAILABLE from 12th July

This spacious two bedroom first floor apartment forms part of a small development of 10, situated in a convenient location close to excellent local amenities and within walking distance of Warwick Town Centre.

The accommodation in brief affords:
Communal entrance, private entrance hall, open plan living room/ kitchen, two bedrooms, bathroom, gas heating and double glazing.

Communal Entrance Hall

With entry system, carpeted floor and staircase to the first floor communal corridor landing, leading off which is:

Private Entrance Hall

With entry phone, central heating thermostat, telephone point, and built in storage cupboard housing the gas fired boiler.

Open Plan Living Room/Kitchen

23'8" max by 13'9" (7.21 max by 4.19)
Having a double glazed window to rear and additional high level velux window, connection for TV/satellite/FM radio, two radiators and range of cream fronted wall and floor kitchen cupboard units with laminated worktops and tiled splash backs, incorporating integrated stainless steel one and a half bowl sink with mixer tap, stainless steel electric oven and four ring gas hob having extractor canopy over, fridge/freezer and Indesit washer/dryer.



Bedroom One

14'10" x 10'6" (4.52 x 3.20)

Having double glazed window to rear and radiator.

Bedroom Two

12'4" x 7'2" (3.76 x 2.18)

Having double glazed window to rear and radiator.

Bathroom

6'5" x 5'7" (1.96 x 1.70)

With vent fan, vinyl floor, part tiled walls,

radiator, white panelled bath with shower attachment and screen, wash basin and WC.

Outside

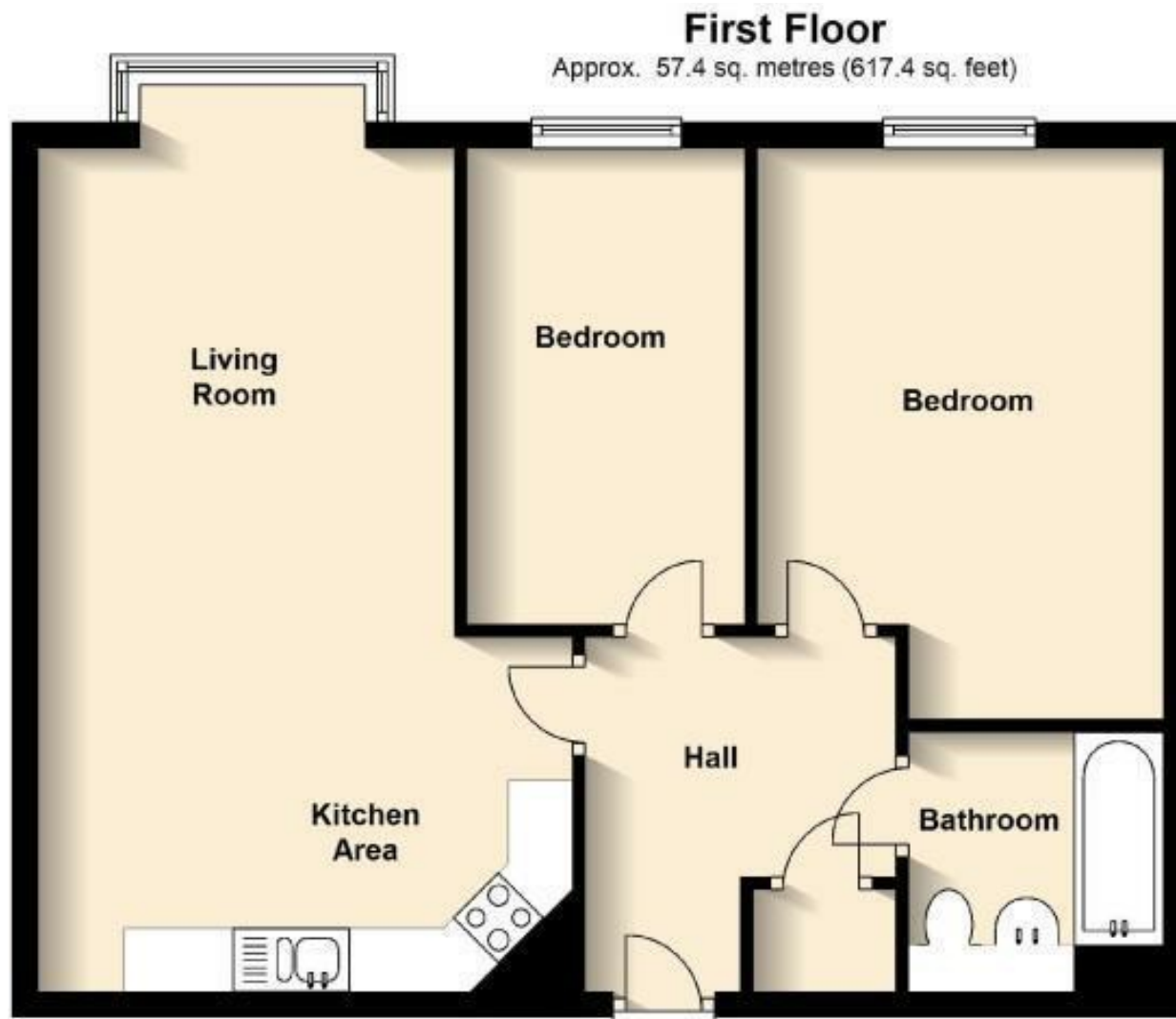
One allocated car parking space

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.

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- Lettings and Property Managers
- Land and New Homes Agents



Total area: approx. 57.4 sq. metres (617.4 sq. feet)

Produced by CV Energy Limited 2011

These floorplans are for illustration purposes only
and should not be relied upon as a statement of fact

Warwick Office
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Warwick
CV34 4EL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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