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RESIDENTIAL

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BRITISH

19, Imperial Place, Leamington Spa

£1,200 PCM



Available from 18th July

Delightful gas centrally heated and double glazed two double bedroom end of mews house with enclosed rear garden and two allocated parking spaces quietly situated within this highly regarded gated development close to the town centre amenities.

Unfurnished

Council Tax Band E

EPC Rating C

Entrance Hall

Front door. Radiator. Smoke detector. Entry phone systems. Central heating thermostat. Staircase to first floor.

Cloakroom

White suite. Close coupled W.C. Pedestal wash hand basin. Walls half tiled. Radiator. Double glazed window.

Kitchen

11'9" x 6'1" (3.57 x 1.85)

Fitted with a good range of units. Stainless steel sink with cupboard under. Three base units

providing cupboard and drawers. Ample work surfaces and walls tiled. Five wall cupboards. Integrated Zanussi washer dryer, Zanussi dishwasher and fridge freezer. Built in Siemens double oven with cupboard space over and deep drawers under. Gas hob with stainless steel chimney cooker hood over. Tiled floor. Radiator. Double glazed window to front. Ceiling recessed spot lights. Cupboard housing the Worcester gas central heating boiler.

Sitting / Dining Room

16'11" x 13'3" (5.15 x 4.05)

Telephone point. TV aerial point. Two radiators. Under stairs cloaks cupboard. Double glazed window and double doors allowing view and access to the rear garden.

First Floor Landing

Bedroom One

9'3" x 9'10" 13'3" into recess (2.82 x 3 4.05 into recess)

Built in wardrobes with rail and shelf. Radiator. Double glazed window to front. Telephone point. TV aerial point.

En-Suite Bathroom

White suite. Bath with thermostatic shower over, side screen and walls tiled around the splash areas. Pedestal wash hand basin. Close coupled W.C. Ladder heated towel rail. Electric shaver point. Extractor fan. Ceiling recessed spot light. Door to landing.

Bedroom Two

13'4" x 9'4" (4.07 x 2.84)

TV point. Telephone point. Radiator. Two double glazed velux windows to rear. Built in double wardrobe with hanging rail and shelf.

Outside

Two private allocated parking space immediately in front of the property.

Garden

The rear garden is laid with small paved patio, lawn and enclosed by close boarded timber fencing. Pedestrian gate providing side access.

General information

SERVICES: All mains services are connected to the property. COUNCIL TAX: Warwick District Council Tax Band 'D' £2004.12 2021/22 VIEWING: Please contact the Agents DONALD CARTER & PARTNERS on 01926-492422, or e-mail sales@donaldcarter.co.uk. who will be pleased to make appointments for interested applicants to view.

Tenancy Application Information

Tenant Refundable Holding Deposit will be equal to 1 week's rent (calculated by multiplying the monthly rent by 12 and then dividing by 52). This amount can be used as part payment of the tenancy deposit should the application proceed.

This Refundable Holding Deposit can legally be retained if the tenant provides false or misleading information, if they fail a Right to Rent Check, if the tenants(s) withdraw from the proposed agreement (decide not to let for whatever reason) or fail to take all reasonable steps to enter an agreement (ie: responding to reasonable requests for information required to progress the agreement) when the agent has done so.



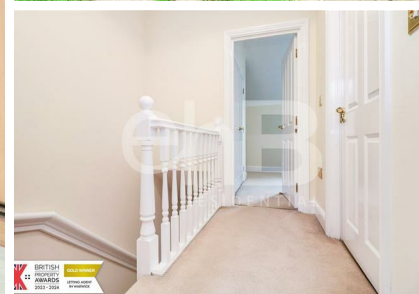
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN WARWICK



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Tenancy Deposit: Capped at 5 week's rent where the annual rent is less than £50,000 or six weeks rent where the total annual rent is £50,000 or above.

Tenancy Deposit will be five weeks rent (calculated by multiplying the rent by 12, dividing by 52 and then multiplying by 5).

Please contact us should you require any further clarification.

Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher.

Payments associated with early termination of the tenancy, when requested by the tenant

- During the tenancy if permitted and applicable
- Utilities – gas, electricity, water and sewerage
- Communications – telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

Any other permitted payments, not included above, for breaches of contract or under the relevant legislation including contractual damages. These include reasonable costs or losses incurred for loss of keys, security devices and changes to the tenancy agreement or early termination, if

the Landlord agrees they can be made, up to the permitted limits.

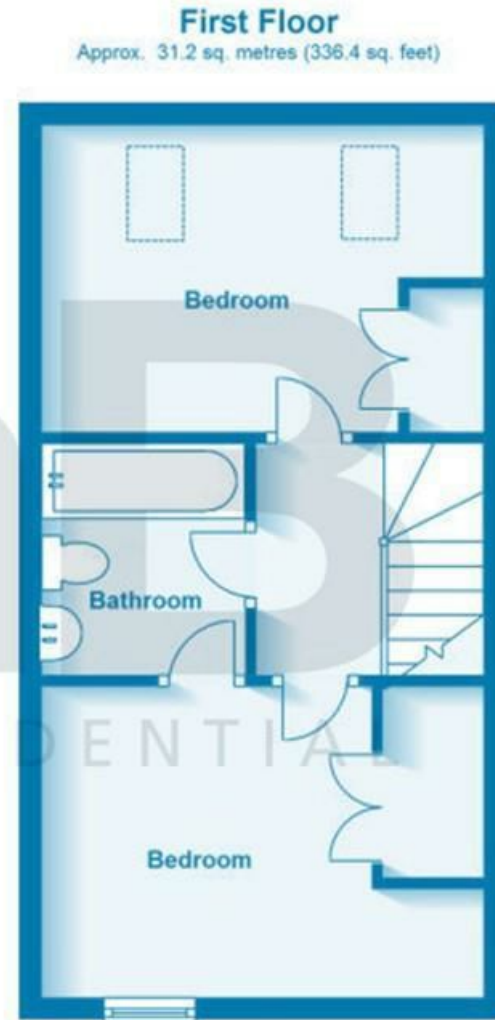
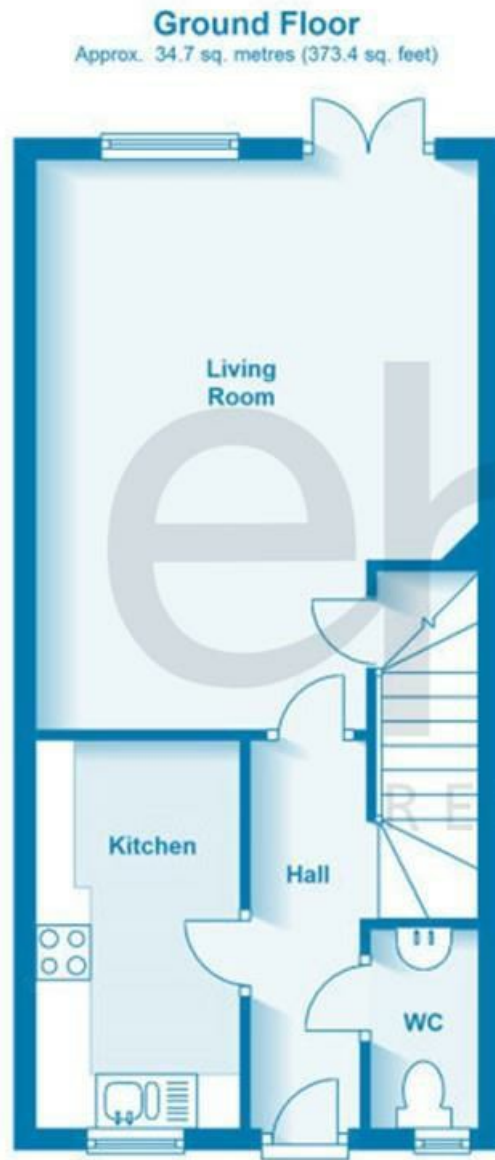
Tenant Protection

Donald Carter & Partners is a member of Propertymark client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme.

These particulars are produced as a guide to the property only and whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any 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.

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- Lettings and Property Managers
- Land and New Homes Agents



Total area: approx. 65.9 sq. metres (709.8 sq. feet)

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			90
(81-91) B		76	
(69-80) C			
(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