



10, Hardwick Field Lane, Chase Meadow, Warwick

£995 PCM



Available from 19th August onwards is this spacious well presented modern two bedroom top floor apartment, on the popular Chase Meadow development having easy access to local amenities and Warwick town centre.

Comprising: communal entrance, stairs to 2nd floor, private entrance hall, attractive spacious living room, fully fitted kitchen with appliances, master bedroom with en suite shower room, further double bedroom, main bathroom, gas

heating and double glazing.

There is an allocated parking space.

No pets.

**UNFURNISHED**

**Communal Entrance**

Having intercom system to the subject apartment, and stairs to the second floor communal landing, with door to :

**Private Entrance Hall**

Having central heating radiator, access to loft space and with doors to :

**Lounge / Dining room**

Having two central heating radiators, tv point, and two upvc double glazed windows with far reaching views, and archway to :

**Fully Fitted Kitchen**

Having a comprehensive range of base units and wall cupboards and a full range of



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 LETTING AGENT IN WARWICK



appliances including cooker with four ring gas hob with extractor fan over, integrated washer dryer, fridge freezer and dishwasher. There are complementary work surfaces with tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap, central heating radiator, useful storage cupboard off, and upvc double glazed window.

### Master bedroom

Having central heating radiator, upvc double glazed window and door to :-

### En Suite Shower Room

Having part tiling to walls and a white suite comprising low level wc, pedestal wash hand basin with mirror over, and corner shower unit with glazed doors. There is a central heating radiator and fitted extractor fan.

### Double Bedroom Two

Having central heating radiator and twin upvc double glazed windows.

### Main Bathroom

Having part tiling to walls and a white suite

comprising low level w.c., wash hand basin with mirror over, panel bathroom with shower unit over and glazed shower screen, central heating radiator and fitted extractor fan.

### Outside

There is an allocated 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.

## Hardwick Field Lane

Total Approx. Floor Area 63.13 Sq.M. (680 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
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