

£875 Per Month



Super one bedroom double glazed ground floor flat quietly situated within this ever popular and particularly well maintained development within a few minutes walk of the town centre amenities.

The property offers a lobby entrance with useful cloaks cupboard and security entry phone system, spacious sitting room and with modern well fitted and equipped kitchen. Double doors from the sitting room lead to the

double bedroom with built in wardrobe and further door to the bath / shower room.

Outside private allocated parking space and bin storage area.

AVAILABLE IMMEDIATELY - UNFURNISHED

Entrance Lobby

Built-in cloaks cupboard. Security entryphone system.

Sitting Room

14'9" x 9'9" (4.50 x 2.97)

Replacement double glazed box bay window to rear. Archway to kitchen. Storage heater. T.V. aerial point. Telephone point. Smoke detector.

Kitchen

9'8" x 6'2" (2.95 x 1.88)

Well fitted with a range of modern white fronted units. Inset single drainer sink. Base level and wall cupboards. Ample work





surfaces and walls tiled around the splash areas. Built-in oven, hob and stainless steel chimney cooker hood over. Washing machine. Fridge. Smoke alarm / heat detector. Tiled floor. Replacement double glazed window to the front. Airing cupboard housing the hot water cylinder fitted with electric immersion heater, slatted shelving.

Bedroom

9'8" x 11'8" (2.95 x 3.56)

Replacement double glazed window to rear.

Built-in wardrobe. Panel heater. Door to bath / shower room.

BATH / SHOWER ROOM:

Walls fully tiled. Modern white suite. Panelled bath. Pedestal wash hand basin. Close coupled w.c. Corner shower enclosure. Tiled floor. Wall heater. Replacement double glazed window. Extractor fan. Door to inner hall to sitting room.

Inner Hall

Door to sitting room.

Outside

SINGLE 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.



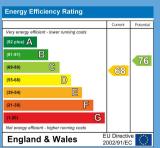
Your Property - Our Business

Residential Estate Agents •

Lettings and Property Managers •

Land and New Homes Agents •

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



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

IMPORTANT NOTICE ehB Residential for the wendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitutely and from the great of an offer contract. Prospective purchasers and lesses ought to seek their own professional advice. 2. All descriptions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not here as the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Venetation of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of ehB Residential, nor enter into any contract on behalf of ehB Residential, nor enter into any contract on behalf of ehB Residential, nor enter into any contract on behalf of ehB Residential, nor enter into any contract on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract on the property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract the property on the entering into entering the property on the entering into entering the properties of the entering into any transaction on the rome of the entering into any transaction on the rome of the entering into