







Available from 1st November is this super two bedroom first floor apartment, quietly situated within this highly regarded town centre gated development and with private allocated parking.

A delightful feature is the communal gardens - maintained for the enjoyment of the residents.

Unfurnished

**Communal Entrance Hall** 

Staircase to first floor.

# Hall

Front door with spy-hole. Cupboard housing the Pulsa Coil III hot water tank. Creda storage heater. Security entry phone system.

# Sitting/Dining Room

17'6" x 10'2" (5.33 x 3.1)

Two Creda storage heaters. Telephone point. TV aerial point. Smoke detector. Sealed unit double glazed window to central courtyard. Archway to:

# Kitchen

7'4" x 6'11" (2.24 x 2.1)

Inset one and a half bowl single drainer sink. Two base units. Wood effect work surfaces. Double and three single wall cupboards. Integrated dishwasher, washer dryer and fridge freezer. Oven, hob and cooker hood over. Sealed unit double glazed window to front. Tiled floor.













#### Bedroom 1

11'10" plus door recess x 8'4" (3.6 plus door recess x 2.55)

Panel heater. Built-in double wardrobe. Sealed unit double glazed window to front.

# Bedroom 2

8'0" x 6'2" (2.45 x 1.88)

Measurements plus door recess and built-in single wardrobe. Panel heater. Sealed unit double glazed window to front.

### Bathroom

White suite. Bath with telephone style mixer tap shower attachment. Pedestal wash hand basin. Close coupled w.c. Walls tiled around splash areas. Tiled floor. Dimplex wall fan heater. Extractor fan. Electric shaver point.

# Outside

Single allocated parking space.

### **Communal Gardens**

For the enjoyment of the residents.

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

An online viewing is not sufficient for application purposes.



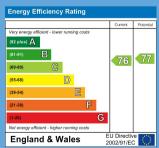
# Your Property - Our Business

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