



ehB
RESIDENTIAL

Your Property - Our Business

3, Claypitts Boulevard, Chase Meadow, Warwick

£1,475 PCM



Available from 9th December.

This superbly appointed detached property is situated in a favoured position within this ever popular development. The accommodation in brief affords: Reception hall, cloakroom, living room, kitchen / diner, three bedrooms, ensuite to master and family bathroom, gas heating, double glazing and a rear enclosed private garden.

Single Garage.

Council Tax Band D

EPC Rating C

Reception Hall

Cloakroom

Living Room

13'1" x 12'7" (4.00 x 3.83)

Kitchen / Diner

10'7" x 17'11" (3.23 x 5.45)

Utility Room

5'4" x 6'3" (1.63 x 1.91)

First floor landing

Master Bedroom

11'4" x 11'2" (3.46 x 3.41)

Ensuite to Master

6'5" x 4'9" (1.95 x 1.45)



Bedroom Two

7'9" x 7'11" (2.37 x 2.42)

Bedroom Three

7'10" x 9'10" (2.39 x 3.00)

Family Bathroom

6'1" x 6'9" (1.85 x 2.05)

Outside to Rear

Lawn garden, fully enclosed with side gate access.

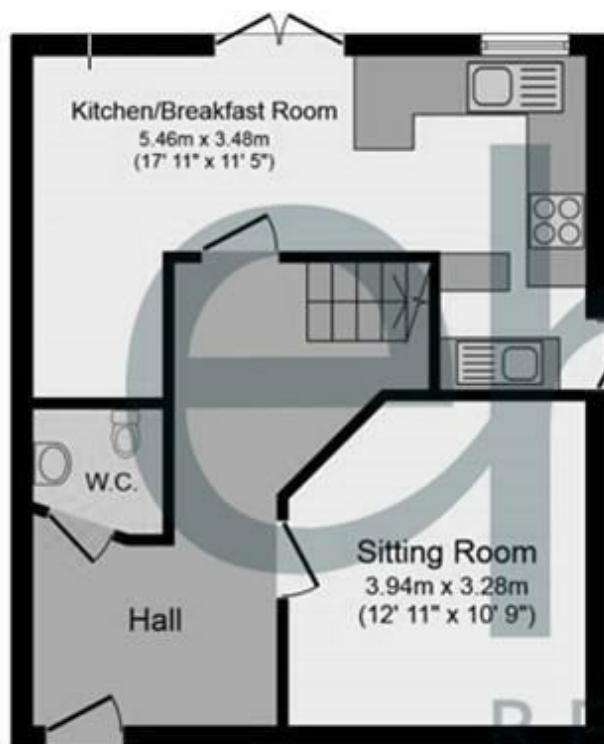
Garage

Single garage to the rear of property.

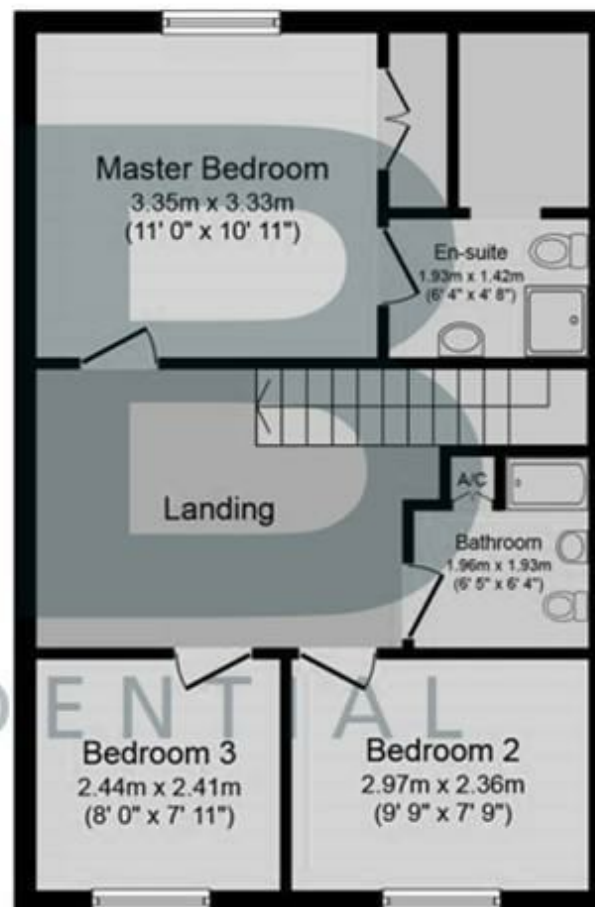
Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest. An online viewing is not sufficient for application purposes.

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents



Ground Floor



First Floor

Total floor area 87.1 sq. m. (938 sq. ft.) approx

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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