





Superb modern purpose built first floor apartment occupying a highly convenient location close to Warwick rail station, shops at St John's and Coten End, Priory and St Nicholas Parks, Coten End primary school and only a few minutes walk from the historic county town centre. The apartment offers reception hall with storage, sitting / dining room with Juliet balcony and open views over area of green. Fitted and equipped kitchen, two bedrooms both with built-in wardrobes, en-suite shower room and separate bathroom. Gated allocated parking space. Available in December - Unfurnished.

[Communal Hallway](#)

Staircase to the first floor.

[Hall](#)

Storage heater. Entryphone. Smoke detector. Full height storage cupboard. Airing cupboard housing the hot water cylinder fitted with an immersion heater connected to timer.

[En-suite Shower Room](#)

White suite. Corner enclosure with walls tiled, Triton shower and sliding entry door. Close coupled w.c. Pedestal wash hand basin. Electric shaver point. Wall heater. Tiled floor. Extractor fan.

[Bathroom](#)

White suite. Bath with Triton shower over and side screen. Pedestal wash hand basin. Close coupled W.C. Tiled floor. Extractor fan. Wall heater. Electric shaver point.

[Outside](#)

Gated parking area with private allocated parking space.

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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.

[General information](#)

SERVICES: All mains services are connected to the property.
COUNCIL TAX: Warwick District Council Tax Band 'B' £1558.77
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.

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.

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Floor area 638 sq. ft. approx

Total floor area 59.3 sq. m. (638 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Warwick
CV34 4EL

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