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RESIDENTIAL

Your Property - Our Business



rear 164, Emscote Road, Warwick

£995 PCM



Spacious 2 bedroom duplex apartment arranged over the first and second floor of this Victorian building. The property has its own private entrance and staircase to the first floor landing off which is the dining kitchen to rear and sitting room to front. On the second floor are two bedrooms and "Jack & Jill" bathroom. Outside courtyard area and brick built detached garage. Part furnished. Available Now.

#### Hall

Staircase to the first floor. Central heating thermostat

#### Landing

Laminate flooring. Radiator. Telephone point. Staircase to second floor. Smoke detector

#### Dining Kitchen

11'1" x 9'8" (3.37 x 2.94)

Single drainer stainless steel sink with cupboard under. Two single base units. Wood effect work surfaces. Washing machine. Zanussi electric hob. Built in double oven. Fridge freezer. Co detector. Radiator. Laminate flooring. Double glazed window to rear. Deep storage cupboard also housing the Glow Worm combination gas central heating boiler. Table and 4 chairs.

#### Sitting Room

14'1" x 11'6" (4.3 x 3.51)

Radiator. Laminate flooring. Two double glazed windows to front. TV aerial point. Two seater sofa. Coffee table.

#### Second Floor Landing

Smoke detector

#### Bedroom One

14'1" x 8'0" max (4.29 x 2.43 max)

Radiator. Double glazed window to front. Pine double bed frame, no mattress.

#### Jack and Jill Bathroom

White suite. Bath with shower attachment. Pedestal wash hand basin. Close coupled W.C. Velux double glazed window

#### Bedroom Two

8'10" x 8'2" (2.68 x 2.48)

Radiator. Double glazed window to rear. Single bed frame, no mattress.

#### Detached Brick Built Garage

22'11" x 9'5" (6.98 x 2.86)

Up and over door.

#### Outside

Courtyard

#### General information

SERVICES: All mains services are connected to the property. COUNCIL TAX: Warwick District Council Tax Band 'A' £1325 2020/21 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.

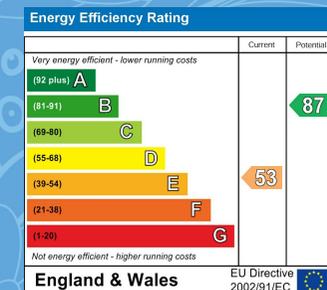
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