HAWKESFORD

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Residential
New Homes
Lettings
Commercial

MALLARD CLOSE, SOUTHAM CV47 2US



- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- LOTS OF STORAGE
- PARKING
- Sorry No Pets
- UNFURNISHED
- AVAILABLE NOW
- EPC: A
- Council tax band: B

2 BEDROOMS | **£950 PER MONTH**

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Located in the popular market town of Southam, this charming first floor TWO BEDROOM apartment, is conveniently place to take advantage of the local amenities. The property is available immediately on an unfurnished basis.

Property in Brief: ENTRANCE HALL, OPEN PLAN KITCHEN/DINING/LIVING ROOM, FAMILY BATHROOM, TWO STORAGE CUPBOARDS AND PARKING.

Southam offers a variety of shops, pubs and cafes, a weekly market and monthly farmer's market. Other amenities include a post office, banks, doctors, dentists, a well-equipped Leisure Centre and other activity and sports clubs.

ENTRANCE
Access to the property is via a secure communal entrance door which leads into the very tidy lobby area. Carpeted steps lead up to the first floor landing and to the front door of the property.

The entrance hall of the property is of a good size and has doors leading off to the other rooms, has a light point to ceiling, double panel radiator, intercom system and two storage cupboards. One of which is very generous in size.

KITCHEN/DINING/LIVING ROOM 22'3" x 15'7" (6.79 x 4.77)
maximum measurements
The main living space has an open plan kitchen/dining and living room which has wood effect flooring throughout the space. The kitchen has a number of integrated Bosch appliances including an electric oven, four ring hob set into the work surface with glass splashback and a stainless steel extractor hood over, washer/dryer, fridge and freezer. One and a half bowl sink set into worksurface, Siemens integrated dishwasher, recessed spotlights to ceiling, extractor fan to ceiling and a range of wall and base units. The boiler is also housed in here.

The dining area has a glass brick feature window, double panel radiator and light point to ceiling.

The living area has a double glassed window to front elevation, double panel radiator and two light points to ceiling.

BEDROOM ONE 14'4" x 9'1" (4.373 x 2.787)
maximum measurements
The larger of the two bedrooms has a lovely Juliet balcony enabling the natural light to fill the room. There is also carpet to floor, light point to ceiling, double panel radiator

BEDROOM TWO 8'8" x 7'5" (2.650 x 2.265)
Having double glazed window to front elevation, carpet to floor, light point to ceiling and a double panel radiator.

BATHROOM 7'1" x 7'0" (2.184 x 2.157)
maximum measurements
This modern suite comprises: low level flush w/c, wall mounted wash hand basin, panel bath with shower over, wall mounted heated towel rail, vinyl flooring, recessed spotlights and extractor fan to ceiling.

Tax Band
Council Tax Band 'B'

Holding Deposit
One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

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Approx. Gross Internal Area:- 61.24 sq.m. 659.18 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE



