





A bright two double bedroom gas centrally heated and double glazed first floor apartment situated above commercial premises in St Johns.

Available from September 2026

Very convenient for the town centre and excellent local amenities including the railway station, shops, St Nicholas Park and Coten End School.

Unfurnished.

Energy Rating D

Warwick District Council Tax Band B

Holding Deposit £206

Deposit £1032

Sitting Room

20'0" x 9'6" (6.1 x 2.9)

Two radiators. TV aerial point. Central heating thermostat. High level double glazed window.

Open Plan Kitchen Area

10'5" x 6'7" (3.18 x 2.01)

Range of modern units. Built in oven, gas hob, chimney cooker hood over. Fridge freezer. window to front. Smoke detector.



Inner Hall

CO2 detector. Cupboard housing the Potterton combination central heating boiler and Hotpoint washing machine.

Bedroom One

13'10" x 9'4" (4.21 x 2.84)
Radiator. Double glazed window to rear. New Carpet.

Bedroom Two

10'5" x 8'0" (3.18 x 2.43)
Radiator. TV aerial point. Double glazed window to rear. New Carpet.

Bathroom

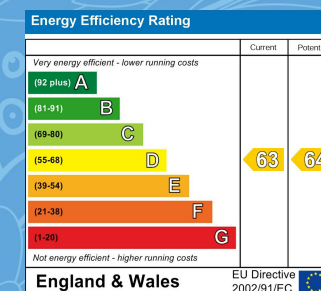
White Suite. Panelled bath with shower attachment over. Pedestal wash hand basin. W.C. Wall mirror. Electric shaver point. Extractor fan. Chrome ladder heated towel rail. High level double glazed window.

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