

**CRAVEN LANE, SOUTHAM CV47 1UU**



**A ONE BEDROOM APARTMENT LOCATED IN THE TOWN CENTRE**

- One Double Bedroom
- Town Centre of Southam
  - Unfurnished
  - Double Glazing
- One Allocated Parking Space
  - Available: Mid August
  - EPC D (67)
  - Council tax band A

**1 BEDROOMS**

**£750 PER MONTH**

Situated in Southam Town Centre and within walking distance of the local amenities, this one bedroom apartment is ideally located for a single professional.

The property benefits from one allocated parking space and the landlord provides a fridge, washing machine and electric oven.

Presented in very good order.

**Hallway**

Immersion cupboard. Storage cupboard

**Kitchen 6'3" x 6'11" (1.92 x 2.12)**

Window to Front, Fridge with freezer compartment. Washing Machine and Electric free standing oven

**Living Room 9'6" x 10'2" (2.91 x 3.10)**

Door to Gardens. Night storage heater

**Bedroom 9'6" x 8'8" (2.92 x 2.66)**

Double Bedroom to rear elevation

**Shower room**

Lower Level WC, obscure glazed. Mirror over pedestal wash hand basin with shaver light. Walk in shower.

**Rent**

The rent is shown on the front page of these details. Deposit: The deposit is made up of the rental amount plus £150. e.g. A rent of £1000 would mean the deposit required would be £1150. The amount payable including for rent and deposit would be £2150.

**Lettings Disclaimer**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

**Tax Band**

Council Tax Band "A" from Stratford District Council

**Holding Deposit**

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



