



**ehB**  
RESIDENTIAL

Your Property - Our Business

**28, St. Johns Court, Warwick**

**£950 PCM**



ehB are proud to offer this Bright and spacious 2 bedroom ground floor flat quietly situated within this popular development within well maintained communal gardens. Highly convenient location, moments from shops, park, railway station, hospital and the historic county town centre. Unfurnished - Available end of July 2026.

Energy Rating D

Warwick District Council Tax Band B

Holding Deposit £219

Deposit £1096

#### Communal Entrance Hall

#### Reception Hall

Spacious reception hall serving all rooms. Telephone entry system. Storage heater. Smoke detector. Glazed double doors leading to the living room.

#### Living Room

15'11" x 12'2" max 9'6" min (4.85 x 3.71 max 2.9 min)  
Storage heater. Television aerial point. Double glazed windows to the front overlooking the communal gardens and double glazed double doors opening onto the sunny ground floor balcony.

#### Breakfast Kitchen

9'11" x 8'10" (3.03 x 2.68)  
Range of units. Built-in oven, hob and cooker hood. Integrated fridge. Further upright fridge / freezer. Airing cupboard also housing the Hotpoint washing machine. Extractor fan. Double glazed window to the rear.

#### Bedroom 1

11'5" x 12'2" (3.49 x 3.71)  
Storage heater. Double glazed window to the front.

#### Bedroom 2

12'4" x 7'8" (3.76 x 2.33)  
Radiator. Double glazed window to the rear.

#### Bathroom

White suite. Panelled bath with mira shower over. Walls fully tiled. Pedestal wash hand basin. Low level w.c. Heated towel rail. Wall fan heater. Extractor fan. Double glazed window.

#### Outside

Well maintained communal gardens. Residents' parking area.

#### Disclaimer

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.

#### 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.

[General information](#)

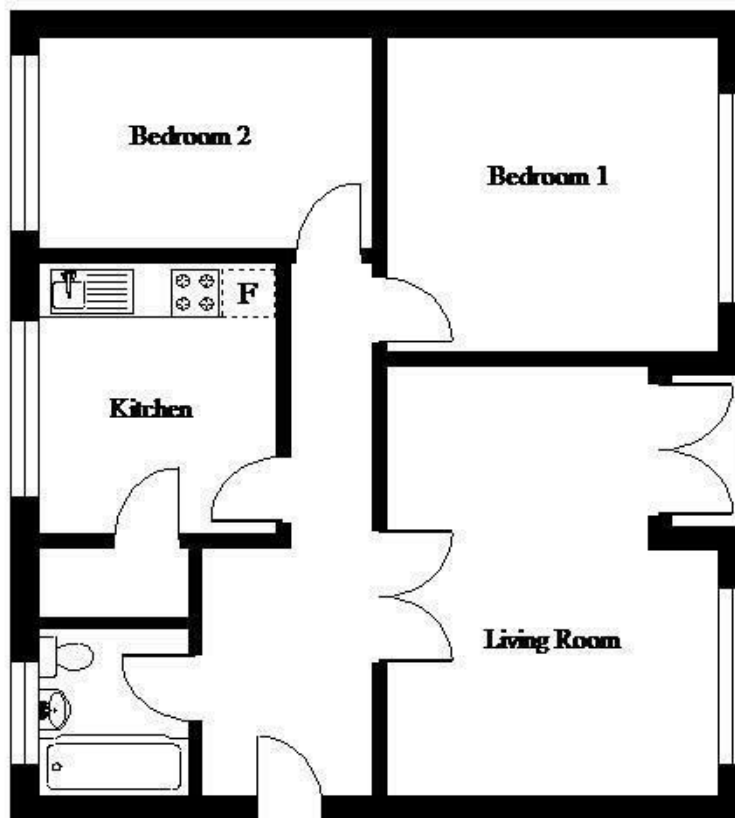
SERVICES: All mains services are connected to the property. COUNCIL TAX: Warwick District Council Tax Band 'B' £1558.77 2021/22 VIEWING: Please contact the Agents DONALD CARTER & PARTNERS on 01926-492422, or e-mail [sales@donaldcarter.co.uk](mailto:sales@donaldcarter.co.uk). who will be pleased to make appointments for interested applicants to view.

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

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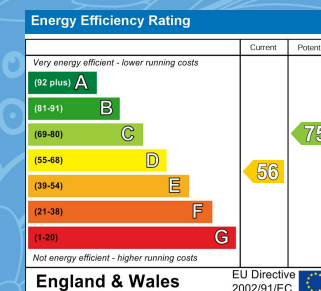


Gross Area Approx: 665 sq ft 62 sq m

Floor plans are for illustration  
purposes and are not to scale.

Produced for Donald Carter & Co.

PYM 01926 409428 2018



Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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