



ehB
RESIDENTIAL

Your Property - Our Business

3, Remburn Gardens, Warwick

£1,400 Per Month



Recently renovated and modernised ground-floor flat in Remburn Gardens available from the 28th of August.

Located off Lakin Road, the Remburn Gardens development offers only a short walk from Warwick Hospital, the rail station and the town centre.

Briefly comprising: Kitchen with appliances included, large living/ dining room, Master bedroom and en-suite. Another double bedroom and one single room, also suitable for a home

office, plus a family bathroom.

Communal parking available.

Early viewing advised.

Energy Rating - D

Warwick District Council Tax Band - B

Holding Deposit - £323

Deposit - £1615

Lounge

14'9" x 11'5" (4.5m x 3.5m)

Large living/ dining room, large double-glazed windows.

Kitchen

12'9" x 9'6" (3.9m x 2.9m)

Range of base and eye-level units, integrated Bosch electric oven with steel four-ringed gas hob with hooded extraction fan above.

Stainless steel drainer sink with chromed mixer tap.

Washer dryer and space for dishwasher



Hallway

Housing an airing cupboard for storage.

Bedroom One

11'9" x 9'6" (3.6m x 2.9m)

Space for a double bed and furniture, large double-glazed windows.

Door to:

En-suite

Low-level flush WC; walk-in shower with fully tiled enclosure and glazed folding shower door.

Hand wash basin with chromed taps, heated towel rail.

Bedroom Two

15'1" x 8'2" (4.6m x 2.5m)

Space for a double bed and furniture, large double-glazed windows.

Bedroom Three

11'9" x 5'10" (3.6m x 1.8m)

Space for a single bed and furniture, large double-glazed windows.

Bathroom

Low-level flush WC, pedestal hand wash basin, panel bath with shower attachment and glazed shower screen and fully tiled bath enclosure.

Council Tax

Warwick District Council Tax Band 'B'

EPC

EPC rating D

Postcode

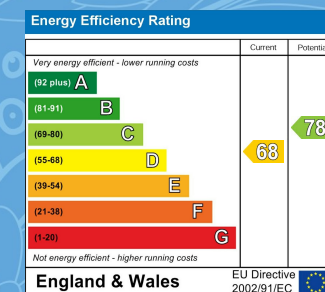
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