

MARKET HILL, SOUTHAM CV47 0HF



A WELL PRESENTED ONE BEDROOM FLAT SITUATED IN THE HEART OF SOUTHAM TOWN CENTRE.

- One Bedroom
- Kitchen Complete With Appliances
 - Bathroom With Shower
 - Unfurnished
- Available beginning of October
- Ideally Suited to a Single Person
 - EPC: D
 - Council tax band: A

1 BEDROOMS

£650 PCM

Situated in the heart of the popular market town of Southam, this well-positioned one-bedroom flat is offered to let on an unfurnished basis.

The property benefits from electric heating and provides a practical living space ideally suited to a single occupier. Its central location offers convenient access to a range of local amenities, including a post office, library, supermarket and sports centre with swimming pool.

With everyday essentials and town-centre facilities close at hand, this property offers comfortable and convenient living in a well-connected location.

Available beginning of October.

Hallway

With security entry phone, doors leading off to all rooms. Immersion cupboard with slatted shelving.

Sitting Room 11'6" x 10'2" (3.51 x 3.12)

With bay window to the front elevation. Night storage heating

Kitchen 5'1" x 8'8" (1.56 x 2.66)

Fitted with a washer/dryer, fridge/freezer, electric hob with built-in oven and extractor fan over.

Bedroom One 11'8" x 10'11" (3.58 x 3.33)

With window to the side elevation. Night storage heater and built-in wardrobe with shelf and hanging rail.

Bathroom

Fitted with a heated towel rail, mirror with shaver and light point over. Low level WC, pedestal wash hand basin, bath with shower over.

TAX BAND

Council Tax Band "A" from Stratford District Council

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

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, not 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.

