

EMSCOTE ROAD, WARWICK CV34 4QP



NEWLY RENOVATED TO A HIGH SPECIFICATION THIS TWO BEDROOM FLAT IS IN AN IDEAL LOCATION FOR BOTH WARWICK AND LEAMINGTON SPA

- **Newly renovated to a high standard**
 - **Two Bedrooms**
- **Double patio doors in living room**
 - **Available: Immediately**
 - **EPC: E**
 - **Council tax band: B**
- **Allocated parking space**

2 BEDROOMS

£950 PER MONTH

Newly renovated to a high specification this two bedroom flat is in an ideal location for both Warwick and Leamington Spa

Lounge 16'4" x 12'7" (4.99 x 3.85)

Feature fireplace, double doors, large storage cupboard housing water tank, newly carpeted and painted

Kitchen 5'10" x 8'10" (1.78 x 2.71)

Newly fitted kitchen with stainless steel sink and splash back, undercounted fridge/freezer, washing machine, ceramic hob and electric oven

Bedroom One 10'2" x 12'8" (3.12 x 3.88)

Looking out onto the front of the property

Bedroom Two 7'1" x 8'4" (2.18 x 2.56)

Looking out onto the front of the property

Bathroom

Shower, obscure window, WC and sink with under cupboard

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, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC