



EDWARD KNIGHT
ESTATE AGENTS

MORTON STREET, LEAMINGTON SPA, CV32 5SY

£1,500 PCM – FEES APPLY





A beautifully presented three storey period townhouse located to the north of Leamington town centre which is within easy reach of a wide variety of local amenities, schools and commuter links. The accommodation briefly comprises: lounge, dining room, refitted kitchen with integrated appliances, a double bedroom and family bathroom with separate shower to the first floor and two further double bedrooms to the second floor. Additionally the property benefits from double glazed windows, gas fired central heating and a south facing enclosed courtyard garden. Available mid February. Unfurnished. Energy rating C.

LOUNGE

11'0" x 9' 11" (3.35m x 3.02m)

Enter via a panelled door. Double glazed sash window. Radiator. Log burner. Stripped wood floor. Door to:

DINING ROOM

11'0" x 9' 10" (3.35m x 3m)

Radiator. Stripped wood floor. Understairs cupboard. Door to the stairwell. Open through to:

KITCHEN

11'10" x 9' 6" (3.61m x 2.9m)

Bespoke eye and base level units surmounted by contrasting worktops. Inset double sink with mixer tap. Dual fuel range. Integrated washing machine and dishwasher. Fridge freezer. Tile effect flooring. Two double glazed skylights. Double glazed window to the rear aspect. Part double glazed door to the courtyard.

STAIRS

Doors to first floor accommodation. Stairs rising to the second floor.

BEDROOM ONE

11'0" x 10' 6" (3.35m x 3.2m)

Double glazed sash window to the front aspect. Radiator.



BATHROOM

Four piece suite comprising: pedestal wash hand basing, low level toilet, panelled bath and shower cubicle with electric shower. Tiling to splashback areas. Wood flooring. Two double glazed windows to the rear aspect.

SECOND FLOOR STAIRS

Doors to further accommodation:

BEDROOM TWO

11' 1" x 9' 11" (3.38m x 3.02m)

Double glazed skylight window. Radiator. Built-in storage cupboard.

BEDROOM THREE

11' 0" x 10' 1" (3.35m x 3.07m)

Double glazed sash window to the front aspect. Radiator.

REAR COURTYARD

Accessed directly from the kitchen and enclosed by brick walls with a timber gate leading to the rear access.

PARKING

Residents permits are available. Please contact Warwickshire County Council for more information of how to obtain a permit and any associated costs.

COUNCIL TAX

Band C





FEES PAYABLE BY TENANTS

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utilities: gas, water, electric, council tax, telephone, broadband etc and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

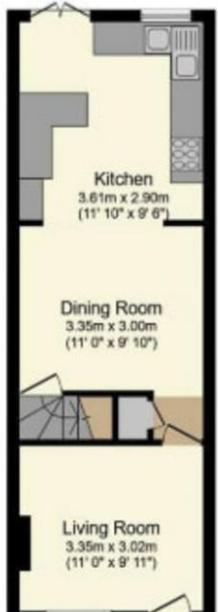
periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee (where the tenancy is taken in the name of a company): £500 plus VAT (plus check-out fee of £100 plus VAT)

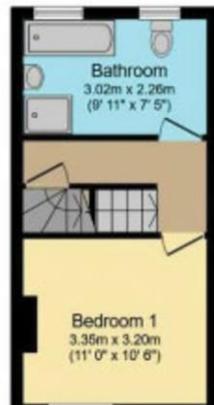
Please visit our website for full details of our referencing criteria and fees.

www.edwardknight.co.uk

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating

