



distinctly different

Residential
New Homes
Lettings
Commercial

MARKS MEWS, WARWICK CV34 4BQ



- TOWN CENTRE LIVING
- ONE BEDROOM APARTMENT
 - LARGE LIVING ROOM
 - FITTED KITCHEN
- REFITTED SHOWER ROOM
 - ALLOCATED PARKING
 - PRIVATE ENTRANCE
- SOUGHT AFTER LOCATION
 - AVAILABLE IMMEDIATELY
 - EPC C

1 BEDROOMS

£995 PCM

Town Centre Living. A Large One Double Bedroom Apartment located in the heart of Warwick Town Centre. The property benefits from fitted Carpets, fitted kitchen with appliances, shower room, gas central heating, allocated parking space, available unfurnished.

Available immediately, Council Tax Band - B, EPC - C

Accommodation

A stunning location in the heart of Warwick Town Centre, the property has private entrance door, double bedroom with bedroom furnishings, large living room, fitted kitchen with appliances, refitted shower room. The property has gas central heating and viewing is recommended.

Entrance Hall

Via private entrance door, with stairs to the first floor landing.
carpet to floor, window to rear aspect, wall mounted radiator

Living Room

Double glazed window to dual aspect, wall mounted radiator..

Double Bedroom

Double glazed window, wall mounted radiator, range of bedroom furniture

Fitted Kitchen

Fitted kitchen with range of units, built in oven with gas hob, fridge/freezer, washing machine and tumble dryer.

Please note bottom drawer under oven not usable

Shower Room

Refitted shower room with double shower cubicle, inset wash hand basin with cupboard below, low level WC, heated towel rail, double glazed window, airing cupboard

Allocated Parking

Car Port providing allocated parking

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 Robert West 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	

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