

## THE RIDGEWAY, WARWICK CV34 5SH



### FIRST FLOOR APARTMENT WITH PRIVATE ENTRANCE DOOR AND ONE ALLOCATED PARKING SPACE.

- First floor flat
- Two Bedrooms
- Freshly decorated
- Gas Central Heating
- Allocated Parking Space
- Available: Immediately
  - EPC: C
- Council tax band; B
- Unfurnished

Located on the first floor this two bedroom apartment is offered on an unfurnished basis. Private entrance door. Kitchen has appliances, gas central heating and one allocated parking space.

Good access to Warwick town centre, A46 and associated motorway network. Available immediately.

Measurements to the longest point

### **Entrance Hall**

Private entrance with stairs leading to the first floor

### **Hallway**

With doors to all rooms and shelf

### **Living Room 11'11" x 13'3" (3.65 x 4.05)**

With window to the front elevation

### **Kitchen**

Fitted with a range of floor cupboards, free standing fridge/freezer, oven and washing machine. cupboard with shelves. Window to the side elevation. Stainless steel sink unit and boiler.

### **Bathroom**

Shower over bath, pedestal wash hand basin, low level wc, medicine cabinet. Window to the side elevation

### **Bedroom 2 13'8" x 7'8" (4.19 x 2.34)**

Window to the rear

### **Bedroom 1 11'11" x 10'11" (3.64 x 3.33)**

Built-in wardrobe and free standing wardrobe. Window to the rear.

### **Outside**

One parking space.

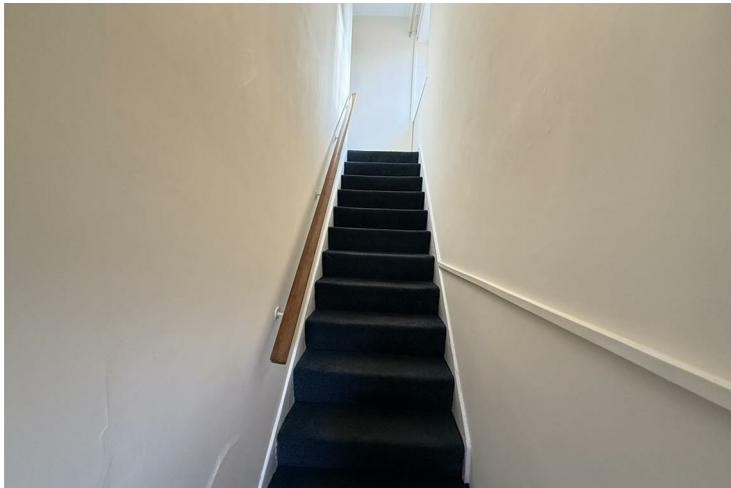
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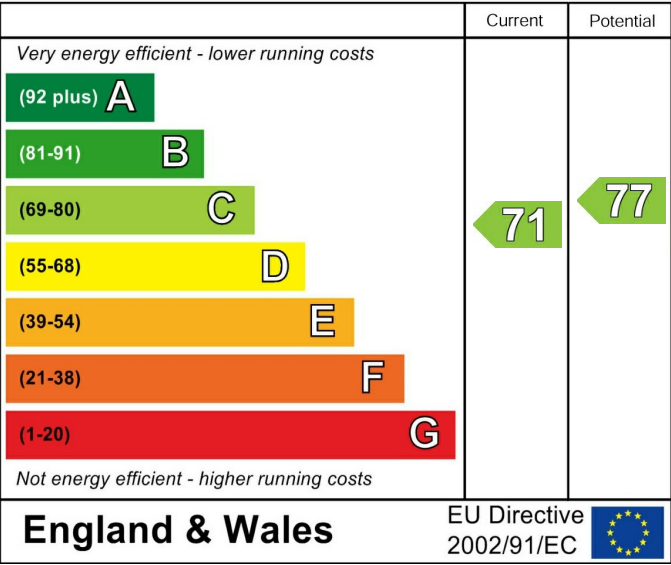
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### **Holding Deposit**

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)



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

