ASSURED RESIDENTIAL

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19 Horsepool Hollow
Leamington Spa, CV31 1AW

£950 Per Month

A modern first floor maisonette with GARDEN situated on the Millpool Meadows estate to the south of Leamington Spa with a supermarket and amenities close by. The property benefits from having gas fired central heating, majority double glazing and a fitted kitchen with appliances. The accommodation also comprises of a living room with Juliet balcony, two bedrooms and bathroom with white suite and shower. There is a paved garden to the rear and two allocated parking spaces. Offered on an UNFURNISHED basis and AVAILABLE LATE JANUARY.

arla | propertymark PROTECTED

Access to the property is via a driveway adjacent to the front door leading to the

LOBBY
Having radiator, double glazed window and stairs to the

LANDING
Having hatch to loft space, radiator and doors off to

LIVING ROOM
14'1" x 9'10" (4.29 x 3.00)



Having a built in cupboard, radiator, double glazed window to front, double glazed french doors with Juliet balcony to the side and archway off to the

KITCHEN
8'4" max x 6'3" max (2.54 max x 1.91 max)



Having a double glazed window to the side, a range of matching wall and base units with contrasting worktops and splash back tiling, stainless steel one and a half bowl sink, integrated stainless steel gas hob with matching electric fan assisted oven below, integrated fridge and freezer and washing machine. radiator and gas central heating combi-boiler. Vinyl flooring.

BATHROOM
5'11" x 5'7" (1.80 x 1.70)



Having a white bathroom suite with thermostatic shower over the bath, part tiling to the walls, extractor to the ceiling, radiator and frosted double glazed window to the side,.

BEDROOM ONE
10'8" max x 9'7" max (3.25 max x 2.92 max)



Having a double glazed window to the rear and radiator.

BEDROOM TWO
11'11" x 6'10" (3.63 x 2.08)



Having a double glazed window to the side overlooking an open Green and radiator.

GARDEN



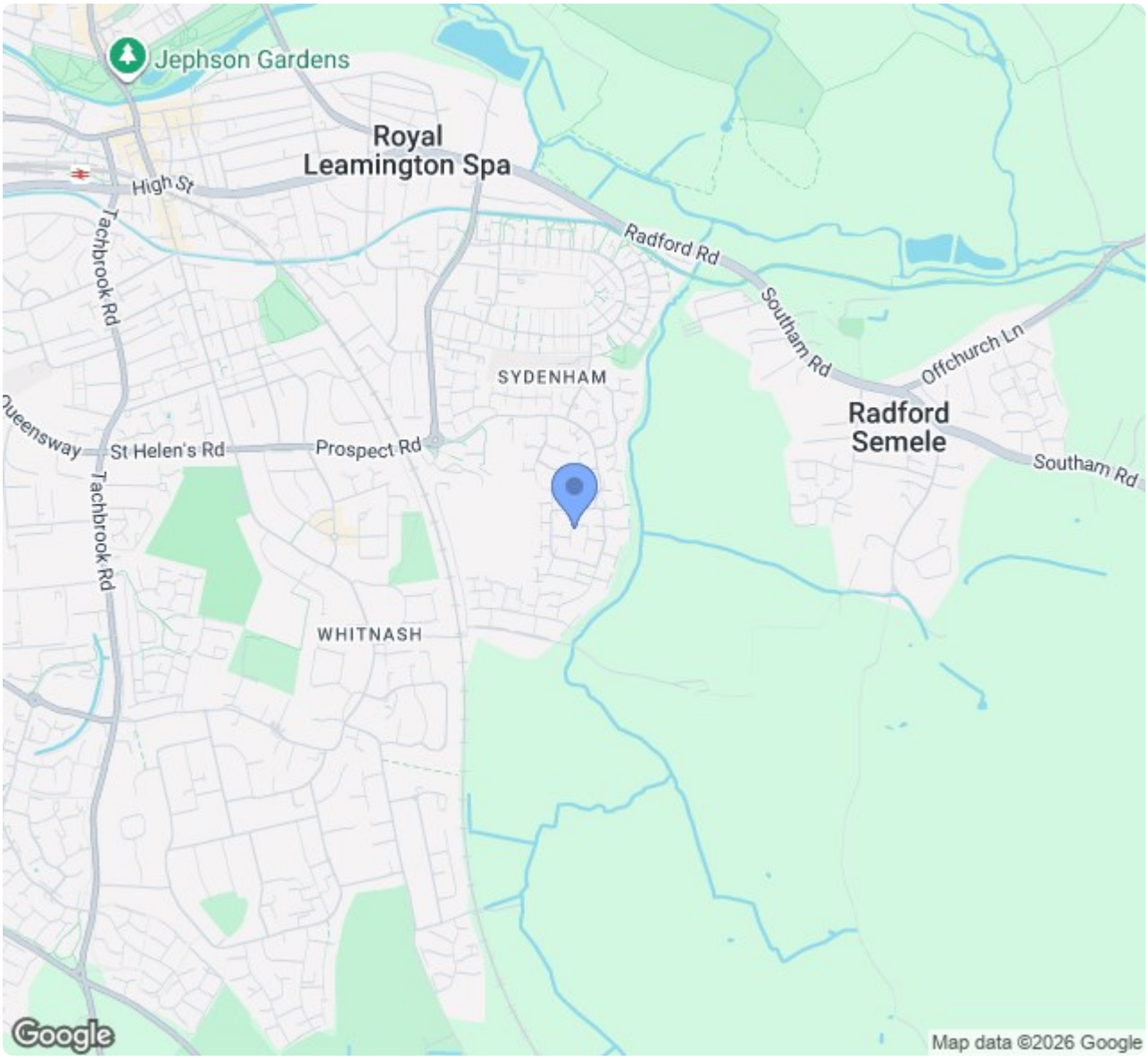
Mainly slabbed.

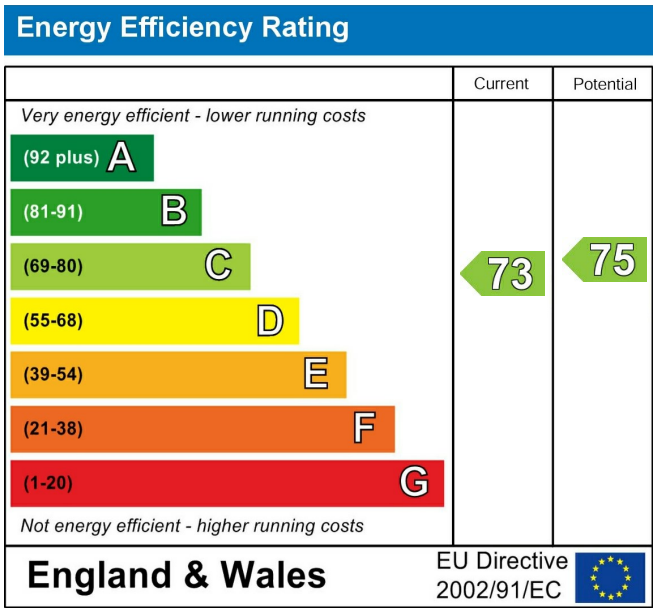
ALLOCATED PARKING
Two parking spaces.

COUNCIL TAX
Band B

DEPOSIT
A Security Deposit of £1095 in addition to the first month's rent will be payable prior to the start of the tenancy.







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