PORTLAND PLACE EAST, LEAMINGTON SPA CV32 5ES



TWO BEDROOM FURNISHED APARTMENT CLOSE TO LEAMINGTON TOWN CENTRE AND TRAIN STATION. PROPERTY BENEFITS FROM EN-SUITE MASTER BEDROOM AND CENTRAL HEATING. THE RENTAL PRICE INCLUDES INTERNET.

- Two Bedroom
- Fully Furnished
- Central Leamington Location
- Kitchen Diner
- EPC: 71 (C)
- Restrictions: No Pets. Not suitable for Children or Students
- Available: 20th August 2022
- Council Tax Band C

Furnished **£995 PCM**

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk

Two bedroom furnished apartment close in Leamington town centre within walking distance of the train station.

Situation on the first floor the property benefits from en-suite master bedroom and central heating.

Internal viewing recommended. The rental price includes internet.

Living Room
South facing bay window to the front elevation, Two seater sofa, 2x chairs, dining table with 4 chairs, spot lights to ceiling and several lamps. Leading through to open plan kitchen area

Kitchen Area
Wall and Floor units, electric extractor fan, gas hob and oven, fridge/freezer, washer/dryer, dishwasher

Bedroom One
Carpeted with double bed, wardrobe and bedside table. En-suite includes storage shelves, WC, pedestal wash hand basin and shower cubical

Bedroom Two
Single bedroom or office. Including single bed, wardrobe, bedside table, shelving and built in single wardrobe

Bathroom
WC, pedestal wash hand basin, bath with shower over and mirrored vanity wall unit

Holding Deposit
No tenant fees are payable on this property. One weeks holding deposit will be required (£206)

Rent
The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x 12 / 52 = £230.77 x 5 = £1153.85).

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.

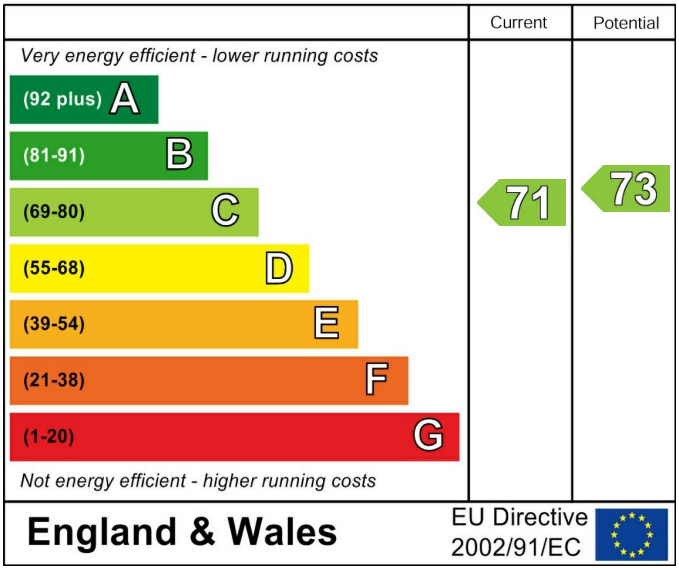








Energy Efficiency Rating



Environmental Impact (CO_2) Rating

