HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

NARROW HALL MEADOW, WARWICK CV34 6DR



- Two Double Bedrooms
- Living/Dining Room
- Fully Fitted Kitchen
- Master with En-Suite
- Family Bathroom
- Single Garage
- Parking Space
- Available: 2nd July
- Restrictions: No pets.
- Current EPC Rating: 71 (C)

2 BEDROOMS **£895 PCM**

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

A well proportioned two double bedroom coach house on the popular Chase Meadow development. The property benefits from double glazing, gas central heating, single garage, parking space and being presented in good order throughout. Internal Viewing strongly recommended to appreciate the size of the property on offer.

Access to the property is via it's own front door which leads into:

Ground Floor Hallway
With stairs leading up to:

Landing
With door to storage cupboard

Living/Dining Room 17'1" x 12'5" (5.21 x 3.79)
Two windows to the front. Open doorway to kitchen

Kitchen 10'8" x 6'1" (3.26 x 1.87)
Window to side and rear. Fridge/freezer, washing machine, dishwasher, gas hob electric oven, extractor over.

Bathroom
White suite, low level WC, pedal wash hand basin, bath. Window to rear (obscure). Built in medicine cabinet

Bedroom Two 11'5" x 8'7" (3.49 x 2.64)
Two windows to the front

Bedroom One 8'9" x 14'9" (2.68 x 4.5)
Window to front, door to:

En-Suite Shower Room
Wash hand basin, shower cubicle. Obscured glazed window to rear

Outside
Garage and driveway to front

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.

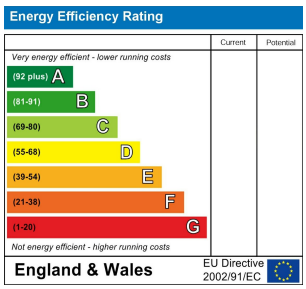
Rent
The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).

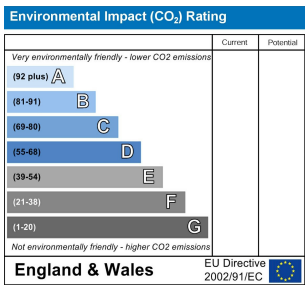
Holding Deposit
One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

Tax Band
Council Tax Band "C" from Warwick District Council






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 CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC