MARKET STREET, WARWICK CV34 4DH



A THREE BEDROOM, DUPLEX APARTMENT LOCATED IN WARWICK TOWN CENTRE.

- Duplex apartment
- Town Centre location
- Three bedrooms
- Racecourse views
- Restrictions: No pets.
- Available: 26th June
- Current EPC : D (66)

Unfurnished **£750 PCM**

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This two storey apartment, spacious throughout benefits from gas central heating and a central location.

Entrance Hall
With security entry phone, central heating radiator and two storage cupboards.

Kitchen 9'7" x 11'2" (2.91 x 3.41)
With window to the front elevation, freestanding gas cooker, fridge and washing machine. Wall mounted central heating boiler.

Living Room 11'4" x 17'11" (3.45 x 5.47)
Window to the road elevation, central heating radiator and fitted shelves.

Stairs leading to the first floor with further storage cupboard to landing.

Bedroom One 9'2" x 10'5" (2.80 x 3.17)
With two built in wardrobes and built in drawers, window to the road elevation, central heating radiator.

Bedroom Two 12'2" x 8'5" (3.70 x 2.57)
With window to the road elevation, central heating, shelving unit to wall.

Separate WC
Low level WC with obscure glazed window.

Bathroom
With obscure glazed window to the front elevation, pedestal wash hand basin, bath with shower over.

Outside Front
Paved courtyard area.

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.

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 'B' from Warwick District Council.

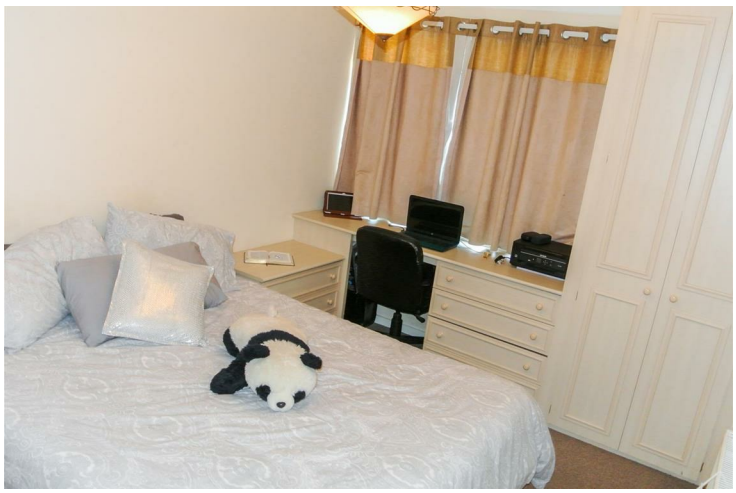
Length of Tenancy
The landlord would prefer a min of 12 month tenancy







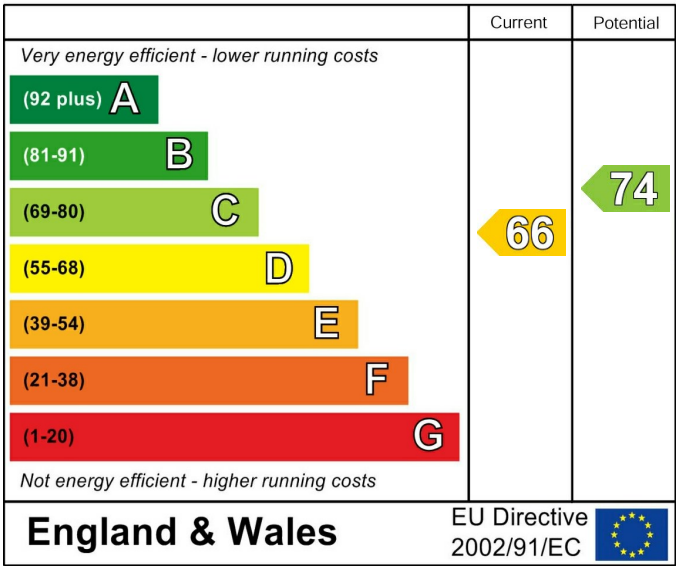







2 FOR £10

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

