HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

ARLIDGE CRESCENT, KENILWORTH CV8 2NS



- Mid-terrace Property
- Cul-de-sac Location
- Spacious lounge with doors to rear garden
- Two Double Bedrooms
- Modern Fixtures and Fittings
- Two Allocated Parking Spaces
- Restrictions: NO PETS
- Available: 31st July 2023
- EPC: 68 (D)
- Council Tax C

2 BEDROOMS **£995 PCM**

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

Situated in a cul de sac location, this two bedroom house is offered on a unfurnished basis.

The kitchen benefits from appliances, bathroom with shower over bath and two allocated parking spaces

Garden to the front which is mainly laid to lawn and hard landscaped garden to the rear.

Front Garden
Mainly laid to lawn with paved pathway leading to front door.

Entrance Hall
Under stairs cupboard, modern coat hooks.

Kitchen 5'10" x 10'11" (1.78 x 3.34)
Window to front, fridge freezer, gas hob, electric oven, extractor fan, washing machine.

Lounge 11'10" x 13'8" (3.61 x 4.19)
Window and door to garden.

Stairs and landing

Bedroom 1 11'9" x 9'0" (3.6 x 2.75)
Window to rear.

Bathroom
Modern lino to floor, W/C, bath with shower over, pedestal wash hand basin, medicine cabinet.

Bedroom 2 9'2" x 8'7" (2.80 x 2.62)
Window to front, Built in over the stairs cupboard, immersion heater, slatted shelving. Built in Wardrobe with boiler, hanging rail and shelf over.

Rear Garden
Hard landscaped garden.

Two Allocated Parking Spaces

Lettings Disclaimer

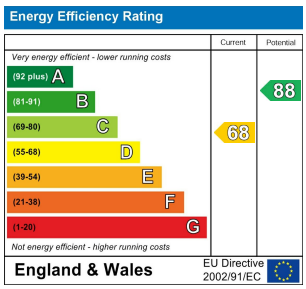
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation 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 Robert West 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.

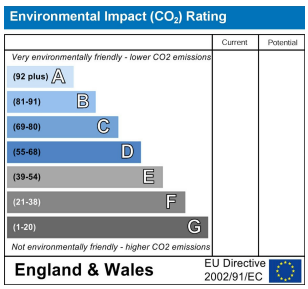
Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)






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
68
88
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