

EMSCOTE ROAD, WARWICK CV34 5QJ



ONE BEDROOM APARTMENT, IDEALLY SITUATED WITHIN STRIKING DISTANCE OF BOTH WARWICK AND LEAMINGTON SPA.

- One Bedroom Apartment
- Benefiting from Large Living Area (20'9" x 12'5")
 - Walking Distance to Local Amenities
 - Allocated Parking Space
 - Available: End of July
 - Current EPC Rating: C
 - Furnished

1 BEDROOMS

£875 PER MONTH

Accommodation comprises

Communal entrance hall, personal entrance hall, lounge/dining room with integrated appliances electric oven, including washing machine and fridge freezer, one double bedroom with built in wardrobes, bathroom, allocated parking space. Property is located on the top floor with no lift access.

Furnished.

Communal Entrance Hall

with solid wooden door leading into:

Private Entrance Hall

With neutral carpet and décor to walls and ceiling, secure entryphone, electric night storage heater, smoke detector to ceiling, light point to ceiling, wooden frame mirror to wall. Solid wood door leading into:

Main Living Area 20'9" x 12'5" (6.32m x 3.78m)

Neutral carpet and decoration to walls and ceiling, modern light point to ceiling, one white uPVC double glazed double window to front elevation, one smaller white uPVC double glazed double window to front elevation, large leather sofa, coffee table, tv unit, occasional table, folding dining room table with four wicker chairs, one electric night storage heater. Archway through to:

Kitchen Area 7'9" x 8'10" (2.382m x 2.707m)

Tiled to floor and to three quarter height to walls remainder of the decoration is neutral, white uPVC double glazed double window to front elevation, four spot lights to ceiling. The kitchen is fitted with a range of base and wall units with wood effect frontages, black granite effect melamine work surface, built in fridge/freezer, built in electric oven with electric hob and Zanussi washer/dryer. Stainless steel built in sink with half bowl and matching drainer, chrome hot and cold taps.

Bedroom 3.099m x 3.610m

With neutral carpet and neutral décor to floor and walls, light point to ceiling, double white uPVC double glazed window to side elevation, double bed, chest of drawers, two bedside tables, fitted double wardrobe.

Bathroom

Tiled to walls and ceiling in white tile, Dimplex heater, light point to ceiling, extractor fan to ceiling, white bath with white bath panel with electric shower over, white pedestal wash hand basin with chrome and white hot and cold taps, white low level wc with matching seat and lid, shaver point.

OUTSIDE

one allocated parking space.

Lettings Disclaimer

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Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

Tax Band

The Council Tax Band is B

