BREAD & MEAT CLOSE, WARWICK CV34 6HF



SITUATED ON THIS MODERN DEVELOPMENT ON THE EDGE OF WARWICK TOWN CENTRE ADJACENT TO THE RACE COURSE. A WELL PROPORTIONED TWO BEDROOM FIRST FLOOR APARTMENT. INTERNAL VIEWING IS HIGHLY RECOMMENDED

- Communal and private entrances
- Living/Dining Room
- Two Bedrooms
- Secure gate entry access
- One allocated parking space
- Restrictions: No Pets.
- Available: 18th November 2022
- Current EPC Rating: C

Unfurnished **£895**

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

Accommodation comprises; Entrance hall, lounge/dining room, kitchen with appliances, main bedroom with en-suite shower room, second bedroom, bathroom. Allocated parking

Kitchen
Benefiting from a fitted oven, microwave dish washer and washing machine. Window to Rear.

Living Room
Window to rear elevation. Storage Heater.

Bedroom One
Window to front elevation. Storage Heater.

Bathroom
White bath with shower over. White W/c and white pedestal wash hand basin. Storage Heater.

Bedroom Two
Second bedroom with en-suite bathroom and fitted sliding door wardrobe. Storage heater.

En-suite
Shower room, with white W/c, white wash hand basin and shower cubicle. Storage heater.

Council Tax
The Council tax is a band “B” from Warwick District Council.

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)

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, not 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.

Tax Band
Council Tax Band 'D'







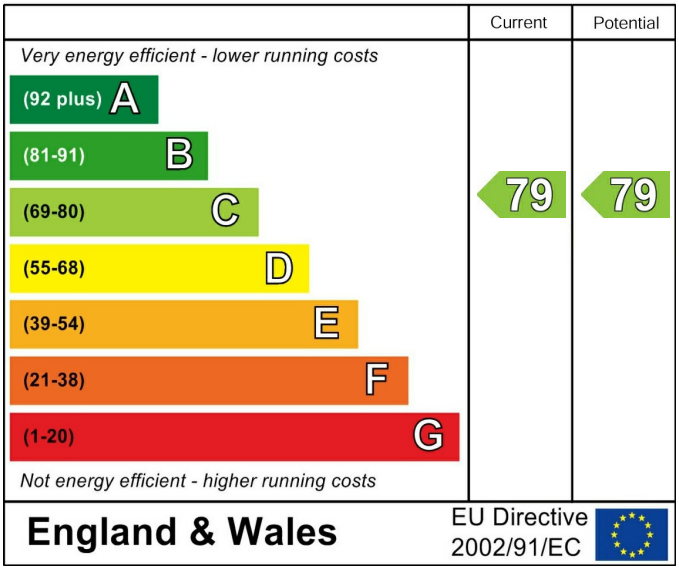








Energy Efficiency Rating



Environmental Impact (CO_2) Rating

