BROAD STREET, WARWICK CV34 4LT



A WELL PRESENTED TWO BEDROOM APARTMENT IN A CENTRAL LOCATION WITH GAS CENTRAL HEATING.

- Modernised throughout
- Furnished
- One allocated parking space
- Two bedrooms (one double, one single)
- Close to town centre, train station & hospital
- Available : Immediately
- EPC: tbc
- Restrictions: no pets

Furnished **£795 PCM**

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

A delightful two bedroom apartment, situated within walking distance of the town centre, train station and hospital.

The property has been modernised to a high standard throughout and is offered on a furnished basis. Two bedrooms, one double, one single, shower room and one allocated parking space.

Viewing highly recommended.

Entrance hall

Open plan living, dining and kitchen
With windows to the front and side elevation. Recently fitted kitchen with oven, hob, washing machine and fridge. Gas boiler

Shower room
Recently fitted walk-in shower cubicle, vanity unit with integrated wc and sink, light and mirror over

Bedroom one
With dual aspect windows

Bedroom two
With window to the side elevation and built-in cupboard

Outside
One allocated parking space.

Holding Deposit
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)

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.





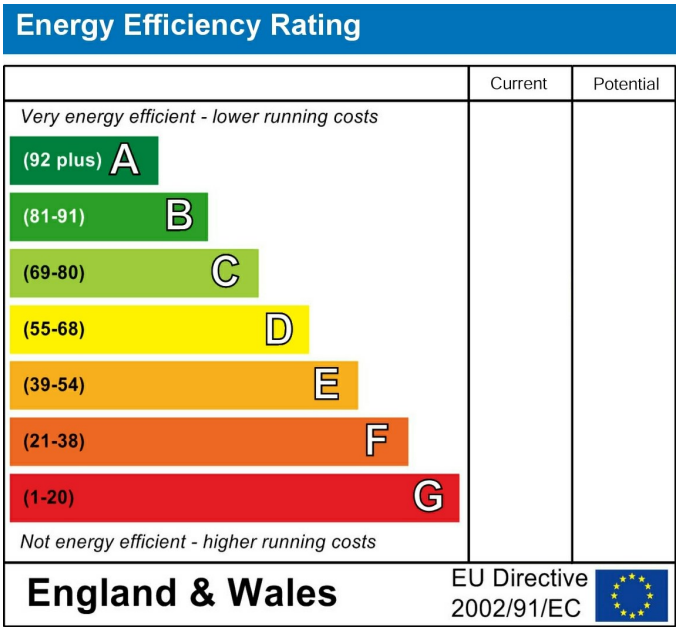

OPEN HERE

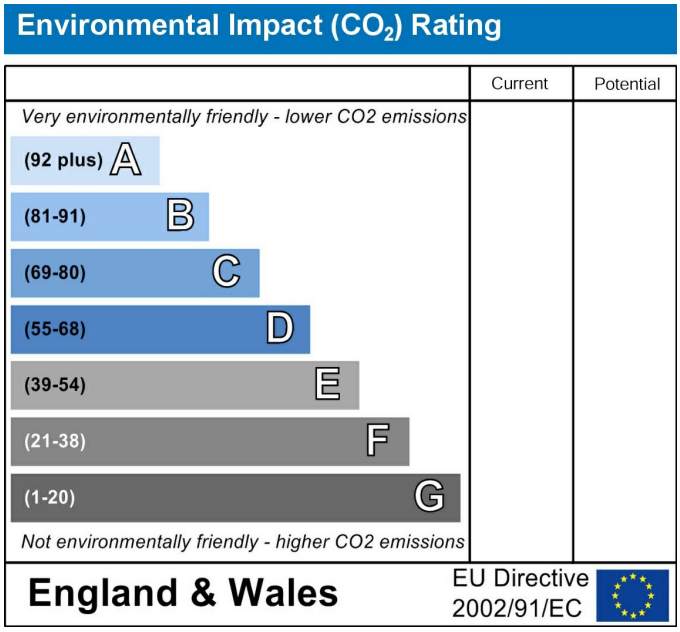









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


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