MANOR HOUSE, LEAMINGTON SPA CV31 3ND



A TWO BEDROOM GROUND FLOOR APARTMENT WITHIN A GATED DEVELOPMENT LOCATED OPPOSITE THE RAILWAY STATION AND WITHIN A SHORT WALK OF THE TOWN CENTRE. VIEWING HIGHLY RECOMMENDED. SECURE PARKING ON THE DEVELOPMENT.

- Ground Floor Apartment
- Private Entrance
- Town Centre Location
- Two Double Bedrooms
- One Allocated Parking Space
- Secure Gated Development
- Restrictions: No Pets, No Students
- Available: 27th September 2022
- EPC Rating: 68 (D)
- No Company Lets

2 **Part furnished** **£1,100 PCM**

A delightful, well presented ground floor two bedroom apartment located in central Leamington Spa, walking distance to the train station and the Parade. Internal viewing highly recommended.

This flat benefits from a master bedroom with a dressing area and en-suite bathroom, a further double bedroom with a shower room. Gated secure entrance and own personal front door.

Open Plan Living/Dining/Kitchen 13'11" x 24'10" widest points (4.26 x 7.57 widest points)
A personal front door leads straight into the open plan living, dining and kitchen area. Large windows to the front elevation bringing in loads of natural light. A fully fitted kitchen offering several wall and floor units great for storage complete with integrated appliances, washer dryer, dishwasher, fridge and freezer, double oven, hob and extractor. Wooden flooring throughout, brand new blinds and neutral decor.

Master Bedroom 13'2" x 16'2" widest points (4.03 x 4.94 widest points)
Newly carpeted throughout with built-in wardrobes and a window to front elevation.

Dressing Area 6'11" x 5'1" (2.11 x 1.55)
With built-in wardrobes, door leading to the En-suite.

En-Suite 6'6" x 6'11" (2.00 x 2.11)
Tiled flooring throughout, fitted white suite comprising of a low level WC, wash hand basin with mirror above, bath with shower over and a heated towel rail.

Inner Hallway 6'5" x 4'10" (1.97 x 1.49)
With storage cupboard housing the immersion heater and doors leading to the 2nd bedroom and bathroom.

Bedroom Two 10'0" x 10'7" (3.07 x 3.24)
Newly carpeted throughout compete with built-in wardrobes and a window to front elevation.

Shower Room 7'1" x 3'10" widest points (2.18 x 1.19 widest points)
Fitted white suite complete with shower cubicle, pedestal wash hand basin with mirror above, low level WC and a heated towel rail. Tiled flooring throughout.

Outside
One allocated secure parking space, gated development. Green spaces around the development for use by residents.

Tax Band
Council Tax Band "C" from Warwick District Council. We understand the property has a water meter.

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, 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.









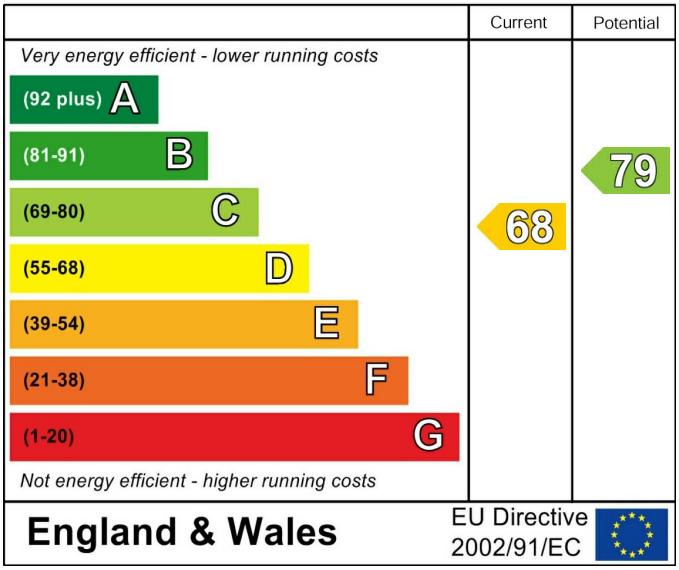








Energy Efficiency Rating



Environmental Impact (CO_2) Rating

