HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

PRINCES STREET, LEAMINGTON SPA CV32 4TY



THIS 2 BEDROOMED MID TERRACE HOUSE IS CONVENIENTLY LOCATED FOR LEAMINGTON TOWN CENTRE WITHIN WALKING DISTANCE TO THE PARADE. THE ACCOMMODATION IS ARRANGED OVER THREE FLOORS, IT HAS GAS CENTRAL HEATING, ON STREET PARKING AND A REAR COURT YARD GARDEN. INTERNAL VIEWING RECOMMENDED.

- Central Leamington Location
- Kitchen with Utility Room
- Two Reception Rooms
- Two Bedrooms
- Attic room
- Council tax band: C
- EPC: D
- Unfurnished
- Available in December
- On Street Parking

2 BEDROOMS **£1,200 PER MONTH**

Attractive Two-Bedroom Mid-Terrace House – Convenient Town Centre Location

This well-positioned two-bedroom mid-terrace property is ideally located within walking distance of Leamington Spa town centre and the popular Parade, offering easy access to a wide range of shops, restaurants, bars and local amenities.

Arranged over three floors, the property offers versatile accommodation and benefits from gas central heating, on-street parking and a private rear courtyard garden.

Ideally suited to professionals, couples or a small family, this property provides convenient town centre living.

The property is available in December on an unfurnished basis.

Kitchen
Galley style kitchen with several wall and floor units offering plenty of storage, complete with appliances, washing machine in the utility room, a fridge/freezer, dishwasher and a gas cooker with extractor fan above.

Living Room
Carpeted throughout, gas central heating radiator and a window to the front elevation.

Dining Room/Reception Room
Wooden flooring throughout, under stairs storage cupboard, window to the rear elevation overlooking the garden, archway through to the kitchen. Perfect as a dining room but it could also be used as a play room or a second living room.

Bedroom One 13'4" x 12'0" (4.08 x 3.66)
Carpeted throughout, window to the front elevation, gas central heating radiator and shelving in the alcove.

Bedroom Two 9'3" x 7'6" (2.83 x 2.29)
Carpeted throughout, window to the rear elevation overlooking the garden.

Bathroom
White fitted bathroom suite, corner bath with electric shower over, wash hand basin and toilet, fitted storage cupboards. Window to the rear elevation overlooking the garden. Wood effect vinyl flooring.

Attic Room
2nd floor attic room, carpeted throughout, perfect for storage or to use as an office. Sky light window.

Outside
Rear court yard garden with a small decked seating area. Low maintenance as most of the garden is cover with slate.

Tax Band
Council Tax Band C

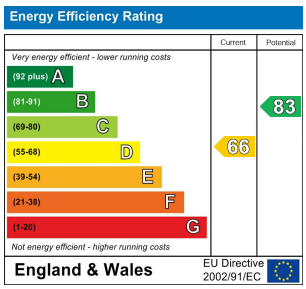
Holding Deposit
No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 x 12 / 52 = £173)

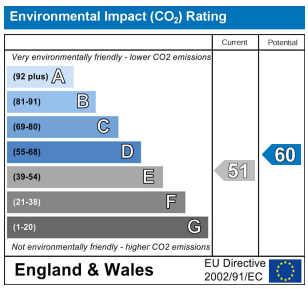
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remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before 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
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
66
83
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
51
60
England & Wales
EU Directive 2002/91/EC