HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

CAPE COURT, WARWICK CV34 5AU



- Walking Distance of Town Centre
- Allocated Parking Space
- Master Bedroom with ensuite
- Living room with Juliette balcony
- Restrictions: No Pets, No Smoking, No Students
- Available: 7th August
- Current EPC Rating: 76 (C)

2 BEDROOMS **£875 PCM**

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Hawkesford are delighted to offer this first floor apartment in a modern development, just a short walk into Warwick town centre and within minutes of Warwick hospital, A46 & M40.

The apartment is offered on an unfurnished basis with one allocated parking space. Living room with Juliette balcony and master bedroom has an ensuite shower room.

Entrance Hall
With storage cupboard

Living Room 17'2" x 16'7" (5.25m x 5.06)
With Electric fireplace and Juliet balcony.
Archway leading to:

Kitchen 8'6" x 8'7" (2.6 x 2.63)
Fully fitted kitchen with dishwasher and washer/dryer. Electric oven with extractor fan.

Bedroom Two 8'7" x 11'8" (2.62m x 3.56m)
Window to the rear

Bedroom One 12'11" x 8'7" (3.96 x 2.62)
Window to the rear, built in wardrobe
Door leading to:

En Suite Shower Room
Low level WC, shower and towel rail

Bathroom
Shower over bath, low level WC and medicine cabinet

Outside
One allocated parking space

Tax Band
Council Tax Band "C" from Warwick District Council

Lettings Disclaimer

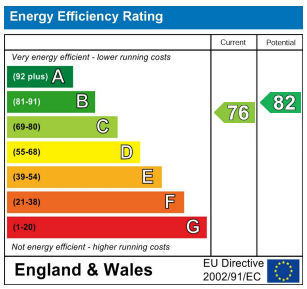
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation 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.

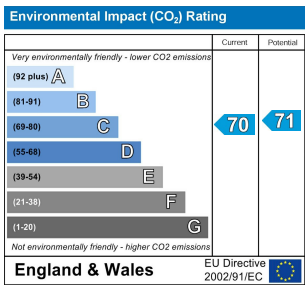
Holding Deposit

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)






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
76
82
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
70
71
England & Wales
EU Directive 2002/91/EC