

PINE COURT, LEAMINGTON SPA CV32 7AE



**WELL PRESENTED GROUND FLOOR FLAT LOCATED IN NORTH LEAMINGTON.
REFURBISHED TO A HIGH STANDARD WITH FULLY INTEGRATED KITCHEN.**

- Newly refurbished in 2020
 - Two Bedrooms
 - Furnished Apartment
- Well maintained communal areas
 - Available: Immediately
 - Restrictions: No Pets
 - EPC: E (51)

Well presented ground floor flat located in North Leamington. Refurbished to a high standard with fully integrated kitchen.

Well maintained Communal entrance hall leads to ground floor well presented flat. Fully refurbished in 2020.

Grey carpets continue from hallway into all Rooms

Kitchen 10'5" x 8'1" (3.18 x 2.48)

All integrated appliances, fridge/freezer, dishwasher and Washer/Dryer, sink with mixer tap under the window to the rear elevation. Electric hob and extractor with glass splash back, double oven and integrated microwave. Tiled Flooring and plinth heater

Bathroom 6'1" x 6'2" (1.87 x 1.88)

Fully tiled with free standing shower unit and electric shower. Pedestal wash hand basin and matching WC. Electric panel heater

Bedroom One 11'10" x 11'11" (3.62 x 3.65)

Window to front elevation with panel electric heater underneath, 2x triple wardrobes, tall chest of drawers and additional storage cupboard with additional hanging rail

Bedroom Two 7'10" x 8'11" (2.40 x 2.73)

Window to rear elevation, electric panel heater and tall chest of drawers

Living Room 12'6" x 15'1" (3.83 x 4.62)

Pine dining table with four chairs, 2x Two seater sofas, TV stand with storage and coffee table. Window to the front elevation with electric panel heater below

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).

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.

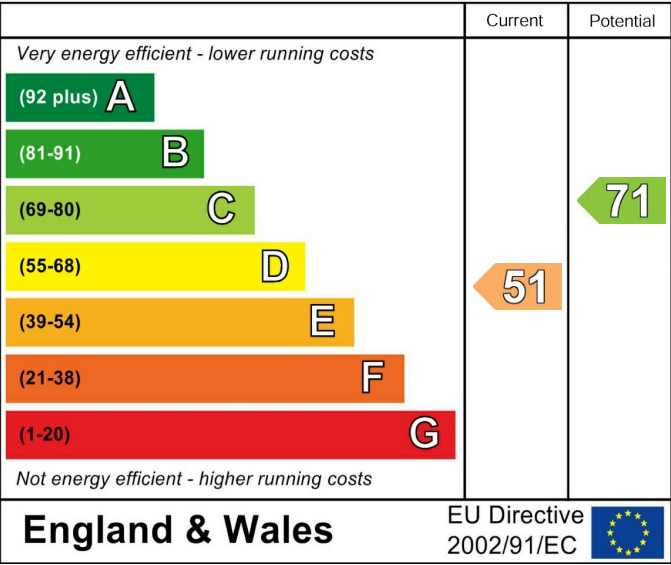
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy 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 holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

