

## HUMPHRIS STREET, WARWICK CV34 5RB



**A WELL PRESENTED TWO BEDROOM FLAT WITH OWN OUTSIDE SPACE.**

- Own outside space
- One Double and One single bedroom
  - Warm air heating
- Newly fitted appliances
  - Close to Tesco
- Restrictions: no pets
- Available: 19th April 2021
  - EPC: 75 (C)

**2 BEDROOMS**

**£650 PCM**

A well presented two bedroom first floor flat, situated mid way between Warwick and Leamington Town Centres and close to Tesco.

Offered on an unfurnished basis with own personal terrace to the front. The property also benefits from warm air heating and has installed appliances.

### **Entrance hall**

With wooden flooring and open doorway leading to the kitchen and further door leading to the Lounge

### **Kitchen 9'4" x 5'10" (2.87 x 1.78)**

With window to the rear elevation. Fitted with floor and wall units with fitted, freestanding fridge/freezer and washer/dyer, built-in gas hob and electric oven. Tiled flooring. Access to warm air heating system and boiler for the water.

### **Lounge 10'11" x 13'3" (3.35 x 4.05)**

With window to the front elevation and wooden flooring

### **Inner hallway**

Doors to Bedrooms and bathroom. Built-in cupboard with slatted shelving

### **Bedroom One 8'10" x 13'3" (2.70 x 4.06)**

A double bedroom with window to the front elevation and fitted with a neutral carpet

### **Bedroom Two 5'4" x 13'1" (1.63 x 4.01)**

A single bedroom with window to the rear elevation and fitted with a neutral carpet

### **Bathroom**

With tiled flooring and obscure glazed window to the rear elevation. A white modern suite to comprise; bath with shower over, pedestal wash hand basin and low level wc. Medicine cabinet to wall.

### **Outside**

A small terrace area for private use of this flat.

### **Rent**

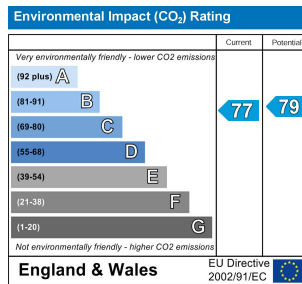
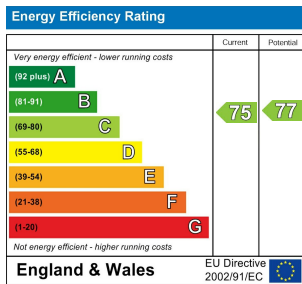
The rent is shown on the front page of these details. Deposit: The deposit is made up of the rental amount plus £150. e.g. A rent of £1000 would mean the deposit required would be £1150. The total amount payable including both rent and deposit would be £2150.

### **Lettings Disclaimer**

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