

YEW TREE COURT TACHBROOK STREET, LEAMINGTON SPA CV31 3BF



A TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT LOCATED WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND TOWN CENTRE

- **Second Floor Apartment**
 - **Two Double Bedrooms**
- **Ideal for the Railway Station**
- **Two Allocated Parking Spaces**
 - **Available: Immediately**
 - **Restrictions: No pets**
- **Current EPC Rating: 72 (C)**

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Part furnished

£800 PCM

Hawkesford are pleased to offer this second floor apartment located to the south of Leamington Spa within walking distance of the railway station and town centre.

The property benefits from two double bedrooms and two allocated parking spaces. It rented on a part furnished basis.

Entrance

The entrance to the property is via a communal entrance hall into a private entrance hall with telephone entry system. The private entrance hall has airing cupboard with hot water tank and doors to:

Lounge 13'8" x 11'10" (4.17m x 3.61m)

With window to front elevation.

Kitchen 6'3" x 10'9" (1.93m x 3.30m)

Fitted with floor and wall units with stainless steel sink and drainer, cooker, washing machine and fridge freezer.

Bedroom One 7'8" x 11'10" (2.36m x 3.61m)

With built in wardrobes and window to front elevation.

Bedroom Two 9'1" x 7'8" (2.79m x 2.36m)

(plus recess) With window to rear elevation.

Bathroom

The bathroom is part tiled, with a white suite comprising; bath with shower over, pedestal wash hand basin and low level WC.

Outside

To the rear of the property is a communal car park with two allocated spaces.

GENERAL INFORMATION LETTINGS

To secure this property you will need to complete Reference Application Forms, available from the Leamington office or from our website. These need to be completed and submitted with the Agency Fee. SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.

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.

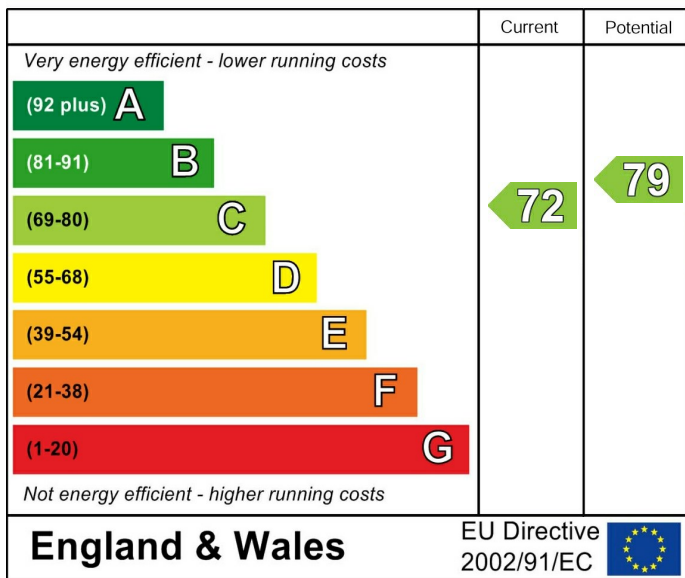
Holding Deposit

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

