

## THE FLAT HOLLY WALK, LEAMINGTON SPA CV32 4JG



### TWO BEDROOM APARTMENT IN THE HEART OF LEAMINGTON TOWN CENTRE

- **Town Centre Apartment**
- **Two Double Bedrooms**
  - Ample Storage
  - Gas central heating
- **Available: Immediately**
- **Restrictions: No Pets**
  - EPC: 74 (C)

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**Unfurnished**

**£895 PCM**

Two Bedroom Spacious Apartment in the heart of Leamington Town Centre

Large basement apartment, carpeted throughout with ample storage space

**Lounge 13'9" x 18'7" (4.20 x 5.68)**

Front door leads into living area, with Window to the front elevation with original shutters, radiator, wall and ceiling lights. Leading into

**Kichen 7'10" x 6'8" (2.41 x 2.05)**

Window to the front elevation, wall and floor units, Washer/Dryer, integrated Fridge, Electric Cooker with extractor over

**Dining Area 7'6" x 8'1" (2.31 x 2.48)**

Carpeted continued from living area, Ceiling Lights and door leading to

**Large storage cupboard**

**Second Bedroom 12'0" x 13'8" (3.67 x 4.19)**

Window to rear elevation, radiator, pendant light and cupboard housing the boiler

**Bathroom**

Tiled floor, Bath with shower over, WC and pedestal wash hand basin with half mirrored wall above and radiator

Door leading to outside for access to bin store

**Master Bedroom 11'1" x 12'8" (3.40 x 3.88 )**

Window to the rear elevation,

**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)

**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).

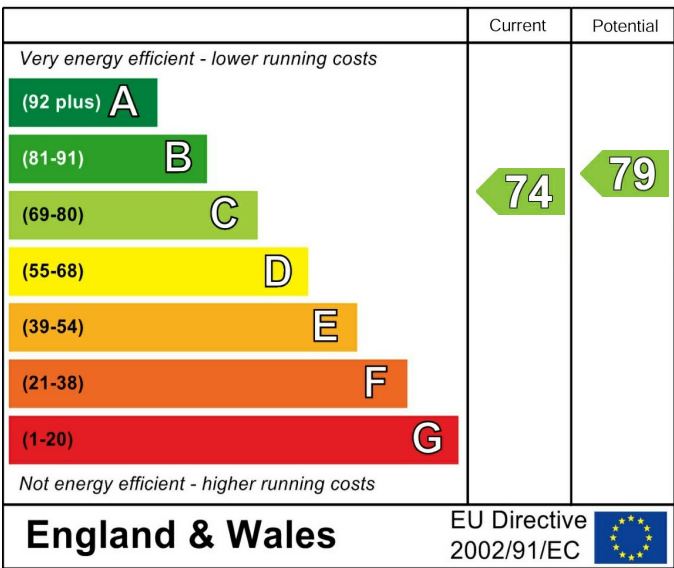
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**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

