

JAMES MOORE HOUSE, SOUTHAM CV47 0HF



**A ONE BEDROOM FLAT LOCATED IN THE CENTRE OF SOUTHAM,
BENEFITING FROM SECURE ENTRY TELEPHONE AND ON STREET PARKING**

- First floor apartment
 - Central location
 - Secure entry
 - One bedroom
 - On street parking
- Available: Immediately
- Restrictions: No pets. Not suitable for children. Ideal for single professional
- Current EPC Rating: 48 (E)

1 BEDROOMS

£575 PCM

Hawkesford are delighted to offer this one bedroom flat located in Southam. Market Hill is located in the centre of this Market town. The flat is within easy walking distance of local amenities.

Southam benefits from a local post office, library, supermarket and sports centre including a swimming pool.

Entrance Hall

With security entry phone.

Living Room 9'1" x 11'7" (2.77 x 3.54)

With green sofa and chest of drawers, night storage heater, window to the rear overlooking the church. Steps down to

Kitchen 9'2" x 8'11" (2.80 x 2.73)

Fitted with floor and shelved wall units, electric hob and oven with extractor fan over. Fridge/freezer and washer/dryer. Window to the side elevation with views over the roof tops.

Bedroom 10'5" x 9'1" (3.18 x 2.77)

With free standing wardrobe, window to the rear elevation with a view of the church, night storage heater and door leading to.

Shower Room

Fitted with a white suite to comprise; separate shower cubicle, pedestal wash hand basin, low level WC, high level storage cupboard housing immersion heater, shaver light point and heated towel rail.

Outside

There is no outside space offered with this property and parking is on-street.

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)

Tax Band

Council Tax Band 'A' from Stratford district council

