



TO LET UNFURNISHED

A WELL-PRESENTED TWO BEDROOM,
TWO BATHROOM, GROUND FLOOR
APPARTMENT, WITH GARDEN AND
PARKING

RENT: £900.00 pcm

DEPOSIT: £1038.46

NO TENANT APPLICATION FEES

- Hall
- Kitchen
- Dining / Living Room
- Two Bedrooms
- Bathroom
- Ensuite Shower Room
- Enclosed Garden
- Parking
- EPC Band D

KINETON
£900 PCM

3 WOODLEY HOUSE WARWICK ROAD KINETON WARWICKSHIRE CV35 0RQ

11 miles from Stratford-upon-Avon, Banbury, Warwick and Leamington Spa
Within 3½ miles of M40 Motorway (J12) at Gaydon

A WELL-PRESENTED TWO BEDROOM, TWO BATHROOM, GROUND FLOOR APARTMENT WITH GARDEN AND PARKING

Viewing strictly by appointment
Tel: 01926 640 498
lettings@colebrookseccombes.co.uk

Kineton is a small South Warwickshire town situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are several shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, two public houses, sports clubs and primary and secondary schools.

3 Woodley House forms part of a sympathetic, prestigious development of 10 individual properties in the heart of Kineton Village, a short distance from the historic St. Peter's Church and the local facilities.

The accommodation is a ground floor apartment accessed by a communal Entrance Hall with entry phone system, comprising of: engineered wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms. Double glazed and LED Low Voltage lighting throughout.

ACCOMMODATION

Entrance Hall with **Utility** cupboard and plumbing for washing machine. **Dining/Living Room** 19'4" x 13'1" (5.98m x 3.99m) approx. with doors to private enclosed garden and wooden flooring. **Kitchen** 8'10" x 8'7" (2.70m x 2.61m) approx. fitted white kitchen units with stainless steel sink, wood worktops, single electric oven, microwave oven, four ring induction hob, extractor hood, integrated dishwasher, fridge, freezer and wooden flooring. **Bedroom One** 17'7" x 8'11" (5.37m x 2.71m) approx. with built-in wardrobes and **En-Suite Shower Room**. With glazed shower cubicle with sliding door, wash hand basin and WC. Tiled walls, towel radiator, extractor fan. **Bedroom Two** 14'0" x 8'11" (4.27m x 2.72m) approx. with built-in double wardrobe/cupboard. **Bathroom** including bath with shower over and shower screen, basin with draws under, WC, towel rail and tiled flooring.

OUTSIDE

Enclosed lawn and patio garden to the rear accessed via Dining/Living Room. Single parking space in private car park to the rear.



GENERAL INFORMATION

Directions

From Colebrook Seccombes Office the apartment is located on the Warwick Road passing St. Peter's Church and the property will be found on the right-hand side.

What3Words

CV35 0RQ
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Services

Mains water, electricity and drainage are connected. LPG gas supplied on a shared system. Telephone points are installed subject to British Telecom transfer regulations.

Council Tax

Payable to Stratford District Council.

Listed in Band B

Energy Performance Certificate

Current: 65 Potential: 68 Band: D

Tenancy

3 Woodley House is available to let for a period of twelve months, with a break clause at six months, on an Assured Shorthold Tenancy at an initial rent of £900.00 per calendar month. This rent is exclusive of council tax (Band B), water rates, telephone, LPG gas and electricity charges.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of a minimum of one and a half month's rent and to sign an Assured Shorthold Tenancy Agreement.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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