



## TO LET UNFURNISHED

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

RENT: £1,100.00 pcm  
DEPOSIT: £1269.23  
HOLDING DEPOSIT: £253.84

NO TENANT APPLICATION FEES

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

KINETON  
£1,100 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](mailto: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 ten 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**

CV35 0RQ

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**

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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 £1,100.00 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 5 weeks rent and to sign an Assured Shorthold Tenancy Agreement.

**Material information:**

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. Landlord intends to sell the property in the future.

**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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