



4 Mill End
, CV8 2HP

£695pcm

Furnished

- Ground floor apartment
- One double bedroom
- Lounge with feature fireplace
- Fitted breakfast kitchen





THE PROPERTY

Located on Mill End this ground floor apartment is well situated for access to Warwick University and Jaguar Land Rover in Whitley. The property benefits both double glazing and gas central heating and has accommodation that comprises a central hallway with doors off to the lounge with furniture and a feature fireplace. The bedroom is furnished with a new double bed, wardrobes and chest of drawers. The kitchen has a table and chairs with appliances that include a washer/dryer, undercounter fridge and freezer and a built in oven and hob. The kitchen has a thermostatic shower over the bath. To the rear is a small courtyard. The property is offered on a FURNISHED basis and is available from 7th June 2016.

ENTRANCE HALL

Central heating thermostat and controller, radiator with shelf over, wired smoke alarm, understairs cupboard and doors off to:

SITTING ROOM

12' 11" x 11' 1" (3.94m x 3.40m) The focal point is provided by a fireplace housing a log burner effect electric fire, double glazed window to the fore, radiator, coving and picture rail. The furniture includes a sofa, easy chair, side board and tv stand.

FITTED KITCHEN

12' 0" x 10' 5" (3.66m x 3.18m) Fitted with a modern range of wall and base units. The base units are contrasted by a granite effect roll topped worksurface with an inset single drainer stainless steel sink unit, four burner gas hob set above an electric oven. Tiling to splashbacks and integrated fridge and freezer. Washer/dryer and cabinets built in to the chimney recess. Radiator, double glazed window to the rear and door into:

LOBBY

Doors into the bathroom and into the courtyard

BATHROOM

Fitted with a white suite that comprises a wood panelled bath with thermostatic shower over, pedestal wash hand basin and a close coupled wc. Radiator, tiling to splashbacks, double glazed window to the rear and an extractor fan.

BEDROOM

12' 8" x 10' 4" (3.87m x 3.16m) With a double glazed window to the fore, radiator and a new double bed, triple wardrobe and matching chest of drawers and bedside cabinet.

Administration Fee - £250 inc VAT for the first two tenancy applicants - any additional applicant will be charged at £90 inc VAT.

These other fees may also apply.

Inventory and Schedule of Condition Charge - £60 inc VAT

Check out fee - £30 inc VAT

Credit card payments are charged at an additional 2.5%

Deposit

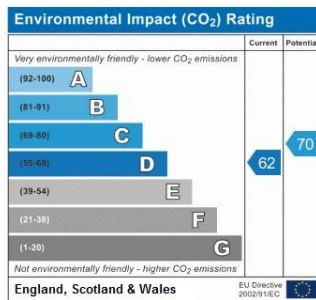
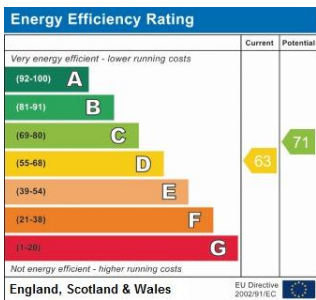
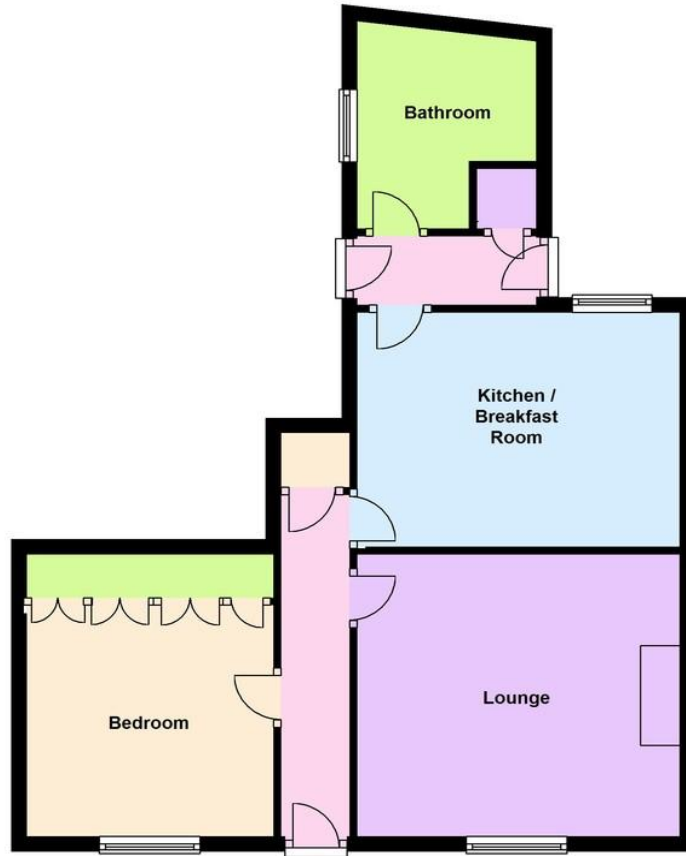
The deposit is equivalent to one months rent plus £200. For example a property at a rental of £750 per calendar month the deposit will be £750 + £200 = £950 deposit.

Pet deposit £400 returnable additional deposit. (IF APPLICABLE)

FEES

Letting Fees Information for tenants





COUNCIL TAX BAND
Tax band A

LOCAL AUTHORITY
Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: lettings@boothroyd.co.uk
W: www.boothroyd.co.uk

Agents Note Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements