

FLAT 5, THE CLOISTERS KENILWORTH ROAD, LEAMINGTON SPA CV32 6JL



TWO DOUBLE BEDROOM APARTMENT WITHIN WALKING DISTANCE OF LEAMINGTON SPA TOWN CENTRE.

- Two Double Bedrooms
- Close to town centre
 - Balcony
- Communal Off Street Parking
- North Leamington Location
- Restrictions: No suitable for pets
 - Available Immediately
 - EPC: 72 (C)

Hawkesford are pleased to offer this light and spacious, two double bedroom first floor apartment. Within easy walking distance of Leamington Spa Town centre and the added benefit of easy access to motorway points.

Entrance Hall

With doors to all rooms and two storage cupboards.

Open Plan Lounge/Diner 10'7" x 16'6" (3.24 x 5.03)

Window to the front elevation, door to kitchen and door to balcony. Electric fire to wall.

Kitchen 10'6" x 7'10" (3.22 x 2.39)

Wall and floor units, integrated gas hob and electric oven, freestanding washing machine, fridge/freezer. Window to the front elevation.

Bedroom Two 8'6" x 11'10" (2.61 x 3.62)

Window to the front elevation. door to the balcony. Storage cupboard with shelf and hanging rail.

Bathroom

Window, obscure glazed to the side elevation. Storage cupboard, housing boiler, white suite comprising: low level wc, bath with shower over and pedestal wash hand basin.

Bedroom One 10'5" x 13'0" (3.18 x 3.97)

Window to the rear elevation. Double built in wardrobe, with shelf and hanging rail.

Tax Band

Council Tax Band "B" from Warwick District Council

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).

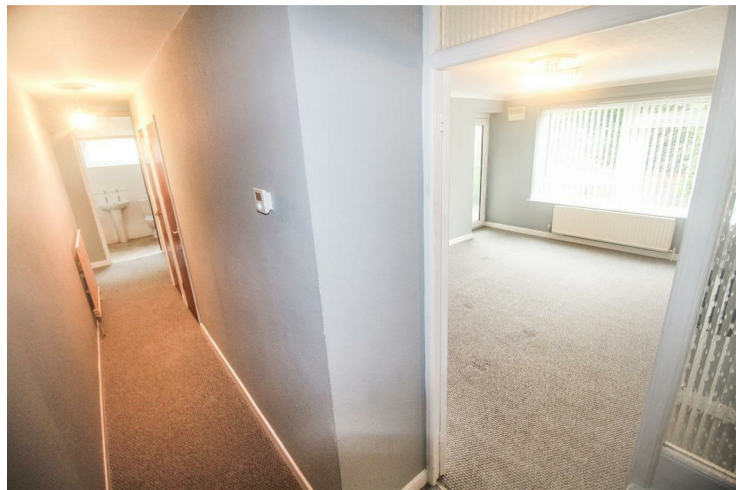
Holding Deposit

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)

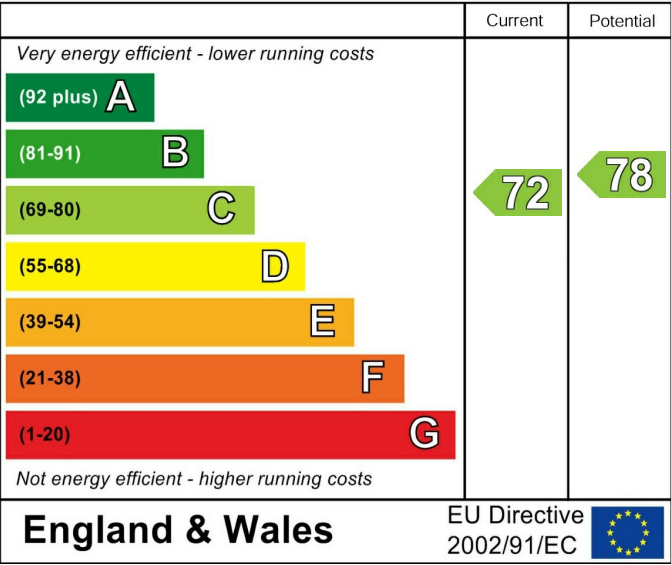
Lettings Disclaimer

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.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

