



**7 Court Close**  
KINETON, WARWICK  
CV35 0PX

PRICE  
**£1,295 Per Calendar  
Month**

\*\*\* AVAILABLE NOW \*\*\* Court Close is an exclusive development situated in the heart of Kineton, a sought after Warwickshire village. The site is beautifully presented with wide open spaces and only a short walk (no roads to cross) into the popular village.

This Brand new, three bedroom detached House blends the convenience of contemporary design with attractive features, and offers superb family living space. Both the spacious breakfast kitchen and the living room have French doors opening onto the enclosed rear garden and the ground floor also benefits from a utility and a guest WC. On the first floor the generous master bedroom boasts an en-suite bathroom and built-in storage, with two additional bedrooms and a family bathroom. Parking is provided outside by a carport. Unfurnished, Council Tax Band E, Energy Rating B.(No Pets Permitted)

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### IMPORTANT INFORMATION ABOUT TENANCY COSTS

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent.

Information regarding tenant fees is available on our website. If you have any questions please contact the office directly

#### LIVING ROOM

10'5" x 16'4" (3.2 x 5.00)

#### KITCHEN

4.2 x 3.9

#### UTILITY ROOM

1.8 x 1.2

#### BEDROOM 1

3.2 x 2.6

#### BEDROOM 2

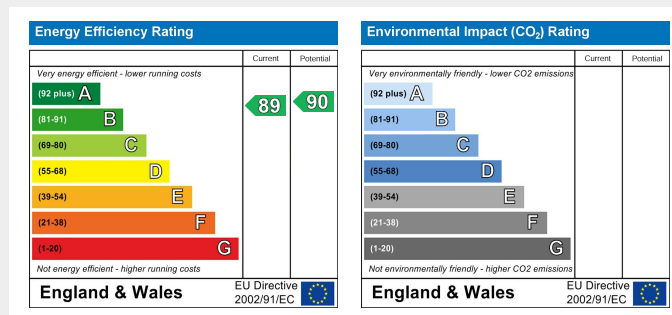
9'2" x 9'2" (2.8 x 2.8)

#### BEDROOM 3

9'6" x 6'10" (2.9 x 2.1)

### BULLETS

- AVAILABLE NOW
- Three Bedrooms
- Car Port & Parking
- Unfurnished
- Energy Rating B
- Kineton
- Detached House
- Exclusive Development
- Council Tax Band E
- No Pets Permitted



Sheldon Bosley Knight for themselves and for the landlords of the property whose agents they are give notice that these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. The Landlord does not make or give, and neither Sheldon Bosley Knight and any person in this employment has an authority to make or give any representation or warranty whatsoever in relation to this property. Whilst we endeavour to make our particulars accurate and reliable, should there be any point which requires clarification please contact this office. This may be particularly important if you are contemplating travelling some distance to view the property.

**SHELDON  
BOSLEY  
KNIGHT**

Land and Property Professionals

#### Leamington Spa

29 Denby Buildings  
Regent Grove  
Leamington Spa, CV32 4NY  
Tel: 01926 430555

#### Kenilworth

9 The Square  
Kenilworth  
Warwickshire, CV8 1EF  
Tel: 01926 857595

#### Stratford-upon-Avon

Morgan House, 58 Ely Street  
Stratford-upon-Avon  
Warwickshire, CV37 6LN  
Tel: 01789 292310

#### Shipston-on-Stour

The Corner House, Market Place  
Shipston-on-Stour  
Warwickshire, CV36 4AG  
Tel: 01608 661666

