



**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Sheldon Bosley 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 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

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