

ARLINGTON AVENUE, LEAMINGTON SPA CV32 5UB



THIS FIRST FLOOR ONE BEDROOM FLAT IS OFFERED WITH A BALCONY ON AN UNFURNISHED BASIS AND IS LOCATED WITHIN WALKING DISTANCE OF LEAMINGTON TOWN CENTRE.

- One double bedroom
 - Balcony
- Located on the first floor
 - Night storage heaters
 - Available: Immediately
- Restrictions: Not suitable for children or pets
 - EPC: 67 (D)

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Unfurnished

£625 PCM

Hawkesford are pleased to offer this ideally located for Leamington town centre this one bedroom unfurnished, first floor flat is ideally situated for walking into town. This flat also benefits from a balcony. Available for a minimum of a 12 month tenancy.

Entrance Hall

having security entry phone and airing cupboard

Living Room 16'7" x 10'10" (5.06 x 3.32)

With feature fireplace and electric fire, night storage heater and door leading onto the balcony

Bedroom One 9'10" x 12'2" (3.02 x 3.72)

With night storage heater and window to the front elevation.

Kitchen 10'10" x 6'4" (3.31 x 1.95)

With window to the rear elevation with electric cooker and washing machine. Storage cupboard with immersion heater.

Bathroom

Fitted with a champagne coloured suite to comprise; low level wc, bath with electric shower over, pedestal wash hand basin. Heated towel rail, medicine cabinet to wall and electric fan heater. Obscure glazed window to the rear elevation.

Parking

One allocated parking space

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.

TAX BAND

Council Tax Band "B" from Warwick District Council

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)

The Holding Deposit for this property is £144.00



