

ALBION STREET, KENILWORTH CV8 2FX



- Spacious two bed flat
- Recently Renovated
- Large Master Bedroom with Fitted Wardrobes
- Close to the Train Station
- Restrictions: No Pets
- Available: Immediately
 - EPC: 67 (D)
- Council Tax Band B

2 BEDROOMS

£650 PCM

This newly redecorated spacious flat in Kenilworth comprises of Kitchen, Living/Dining room, master bedroom with fitted wardrobes, 2nd double bedroom and bathroom. Viewing is essential to appreciate the size!

Entrance

Fitted cupboard, walk in cupboard with hanging rail.

Living Room 13'3" x 17'1" (4.04 x 5.21)

Window to the front.

Bedroom 2 14'5" x 9'7" (4.4 x 2.94)

Window to front, boiler cupboard.

Bedroom 1 9'8" x 12'0" (2.95 x 3.68)

Window to rear, Built in wardrobes with mirror and table, blanket store above.

Inner Hallway

with storage cupboard

Bathroom

Obscure glazing, pedestal wash hand basin, W/C, bath with shower over, peach suite.

Kitchen 10'4" x 7'9" (3.15 x 2.37)

Window to rear. Gas hob, electric oven, washing machine, fridge. Fully fitted floor and wall units.

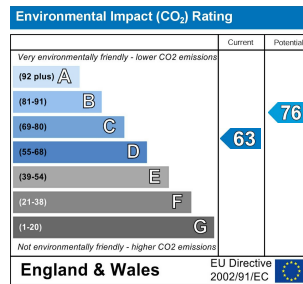
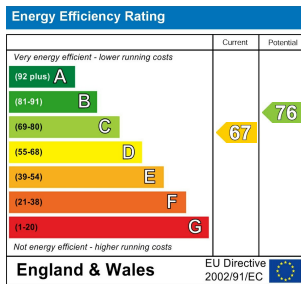
Holding Deposit

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.



www.hawkesford.co.uk t: 01926 411 480 f: # e: warwick@hawkesford.co.uk