

THE RIDGEWAY, WARWICK CV34 5SH



FIRST FLOOR APARTMENT WITH PRIVATE ENTRANCE DOOR AND ONE ALLOCATED PARKING SPACE.

- First floor flat
- Two Bedrooms
- Freshly decorated
- Gas Central Heating
- Allocated Parking Space
- Available: Immediately
 - EPC: C
- Council tax band; B
- Unfurnished

Located on the first floor this two bedroom apartment is offered on an unfurnished basis. Private entrance door. Kitchen has appliances, gas central heating and one allocated parking space.

Good access to Warwick town centre, A46 and associated motorway network. Available immediately.

Measurements to the longest point

Entrance Hall

Private entrance with stairs leading to the first floor

Hallway

With doors to all rooms and shelf

Living Room 11'11" x 13'3" (3.65 x 4.05)

With window to the front elevation

Kitchen

Fitted with a range of floor cupboards, free standing fridge/freezer, oven and washing machine. cupboard with shelves. Window to the side elevation. Stainless steel sink unit and boiler.

Bathroom

Shower over bath, pedestal wash hand basin, low level wc, medicine cabinet. Window to the side elevation

Bedroom 2 13'8" x 7'8" (4.19 x 2.34)

Window to the rear

Bedroom 1 11'11" x 10'11" (3.64 x 3.33)

Built-in wardrobe and free standing wardrobe. Window to the rear.

Outside

One parking space.

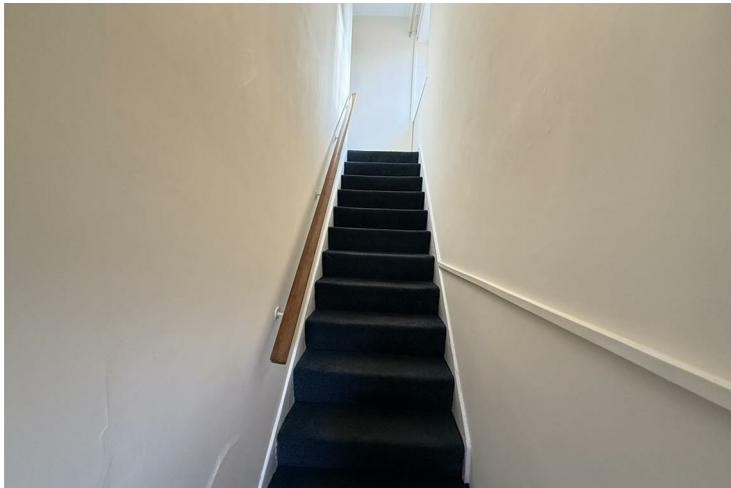
Lettings Disclaimer

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.

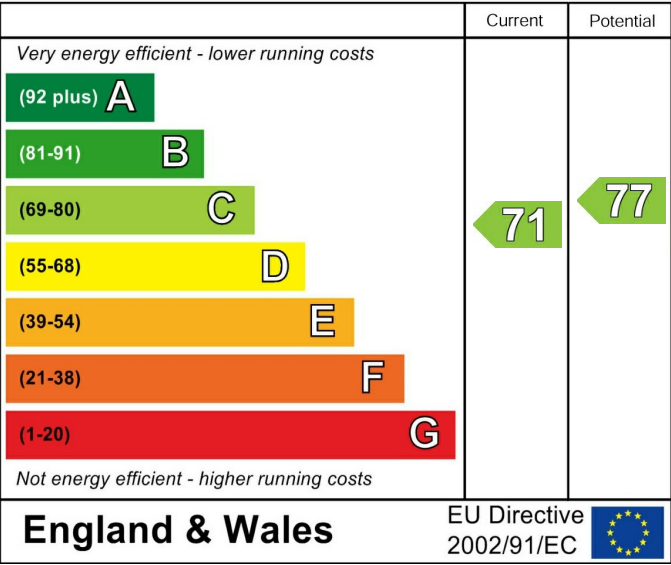
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy 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.

Holding Deposit

One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

