



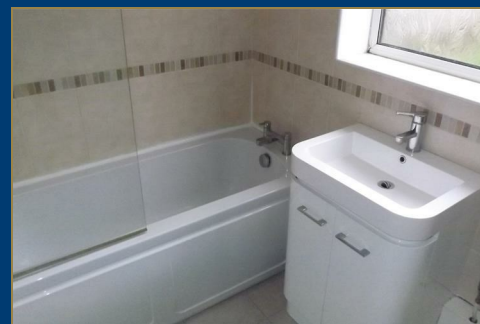
**ASSURED
RESIDENTIAL**

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Warwickshire, CV1 3JH

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**9 Waterloo Street
Leamington Spa, CV31 1JU**

£1,075 Per Month

This well presented modern two bedroom ground floor apartment is approached from St Mary's Terrace which in turn is approached from St Mary's Road and it is 1.2 miles from Leamington's excellent shops on the Parade. The property has a communal entrance, vestibule hall, lounge/dining room, two bedrooms, refitted kitchen with Range cooker and a refitted bathroom with shower. The property has gas fired central heating and UPVC double glazing. Outside is a communal rear garden. The Parade enjoys an excellent mix of large retail outlets, independent shopping as well as a fantastic range of cafes, bars and restaurants. Leamington Spa is well placed for motorway access with the M40 to the south and the A46 to the north. Warwick, Kenilworth and Coventry are all readily accessed. Offered on an unfurnished basis. AVAILABLE JANUARY.

COMMUNAL ENTRANCE

Front door opening to the communal entrance.

HALL

Entrance door to the apartment, doorways to the kitchen and lounge. Useful UTILITY CUPBOARD off with wall mounted gas boiler, tiled walls, plumbing for a washing machine and radiator.

KITCHEN

10'2" x 6'8" (3.1 x 2.05)



Modern eye and base level units with wood block work surface, splash back tiles, double glazed window to rear elevation. Space for washing machine. Range cooker with stainless steel splash back and extractor hood. Spot lamps to the ceiling, cushion floor and twin deep glazed sink bowls to the work surface.

LOUNGE

16'4" x 10'6" (5 x 3.21)



A bright and spacious room with large double glazed window to front, radiator and doorway leading to the inner hall. Laminate floor.

INNER HALL

doors to the bedrooms and bathroom

BATHROOM

Contemporary bathroom with panelled bath and thermostatic shower over, wash hand basin with cupboard under, low level WC, chromed heated towel rail and opening to storage

shelving. Extractor fan, part tiled walls and opaque double glazed window. Spot lamps to the ceiling.

BEDROOM ONE

11'0" x 10'6" (3.37 x 3.21)



With double glazed window to front elevation and radiator.

BEDROOM TWO

10'1" x 6'7" (3.09 x 2.02)



With double glazed window to rear elevation and radiator.

OUTSIDE

Communal garden.

Outside Store



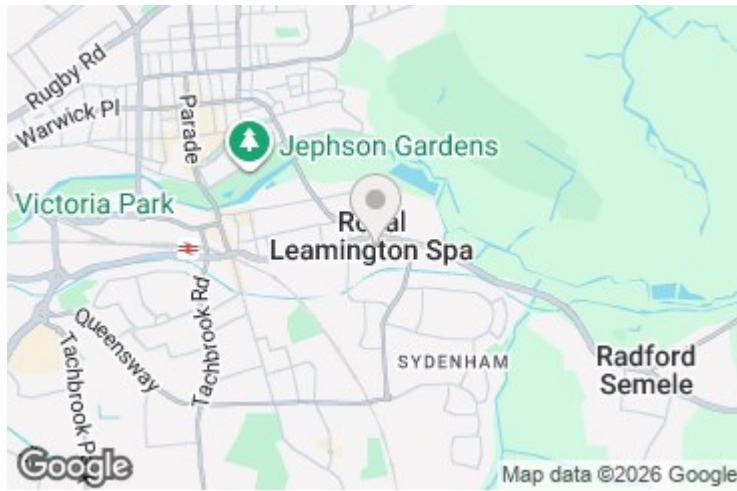
There is a lockable outside store cupboard.

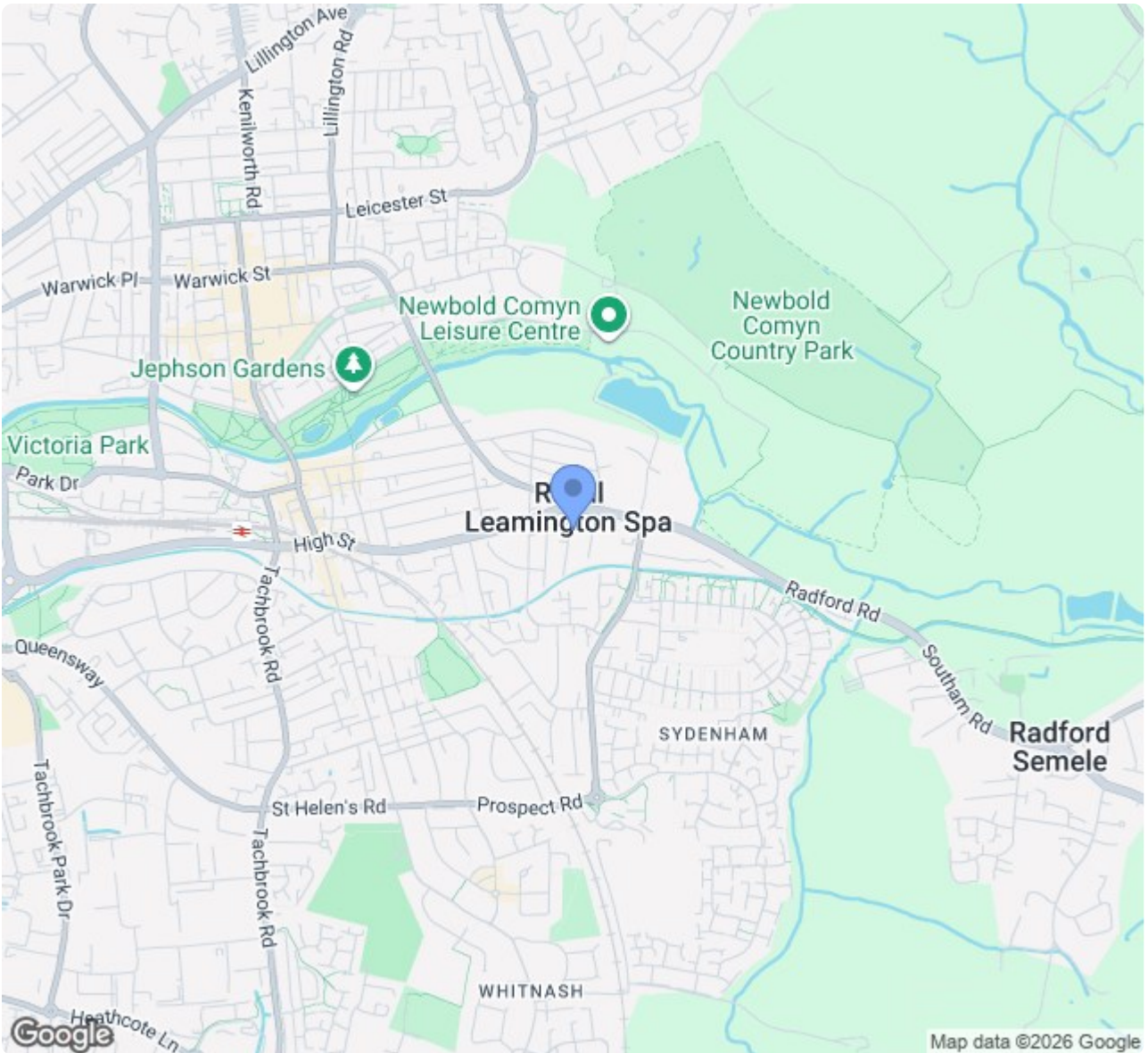
COUNCIL TAX

Band A

Deposit

A Security Deposit of £1240.00 will be payable in addition to the first month's rent prior to the start of the tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.