



Upper Holly Walk, Warwickshire, CV32

£1,000 per month *Part Furnished*



Talbot Court is a contemporary two bedroom, one bathroom, second storey apartment situated on a compact, private development a short walk from Leamington Spa's famous Jephson Gardens.

This modern apartment offers lateral living with accommodation extending to approximately 591 sq ft and a garage en-bloc.

KEY FEATURES

- Town Centre Location
- 2 Double Bedrooms
- Kitchen and Separate Sitting Room
- Garage En-Bloc & Off Street Parking
- Balcony
- Additional Storage Cupboard



Leamington Spa

01926 956560 | leamingtonspa@winkworth.co.uk

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*Tenant fees may apply: Details of tenant fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with any fees before making an offer to rent and your local Winkworth office can provide written details upon request.



Upon arriving at Talbot Court a communal hallway leads to the second floor where a large storage cupboard is situated just to the outside of the front door to the apartment.

The large central hallway provides access to the living accommodation as well as additional storage, and runs the length of the apartment.

The living room has large front aspect windows that flood the room with natural light and is spacious in size allowing for it to be used as both a sitting room and a dining area.

The kitchen is compact and well considered, with a range of appliances, plentiful storage and views to the rear communal gardens and the garage en-bloc.

There are two bedrooms both are spacious doubles, the first of which enjoys a rear aspect with large, triple wardrobes and the other of which benefits from a balcony and views to the front of the development. The family bathroom is located off the central hallway and has a bath, shower and airing cupboard, but would benefit from updating.

Externally there are a range of communal gardens to the front and the rear. The apartment has a single garage en-bloc, that is in need of restoration before being functional. There is additional off street parking to the front of the building as well as visitors parking.

MATERIAL INFO

Deposit: £1,153.85 (5 Weeks Rent)

Holding Deposit: £230.77 (1 Weeks Rent)

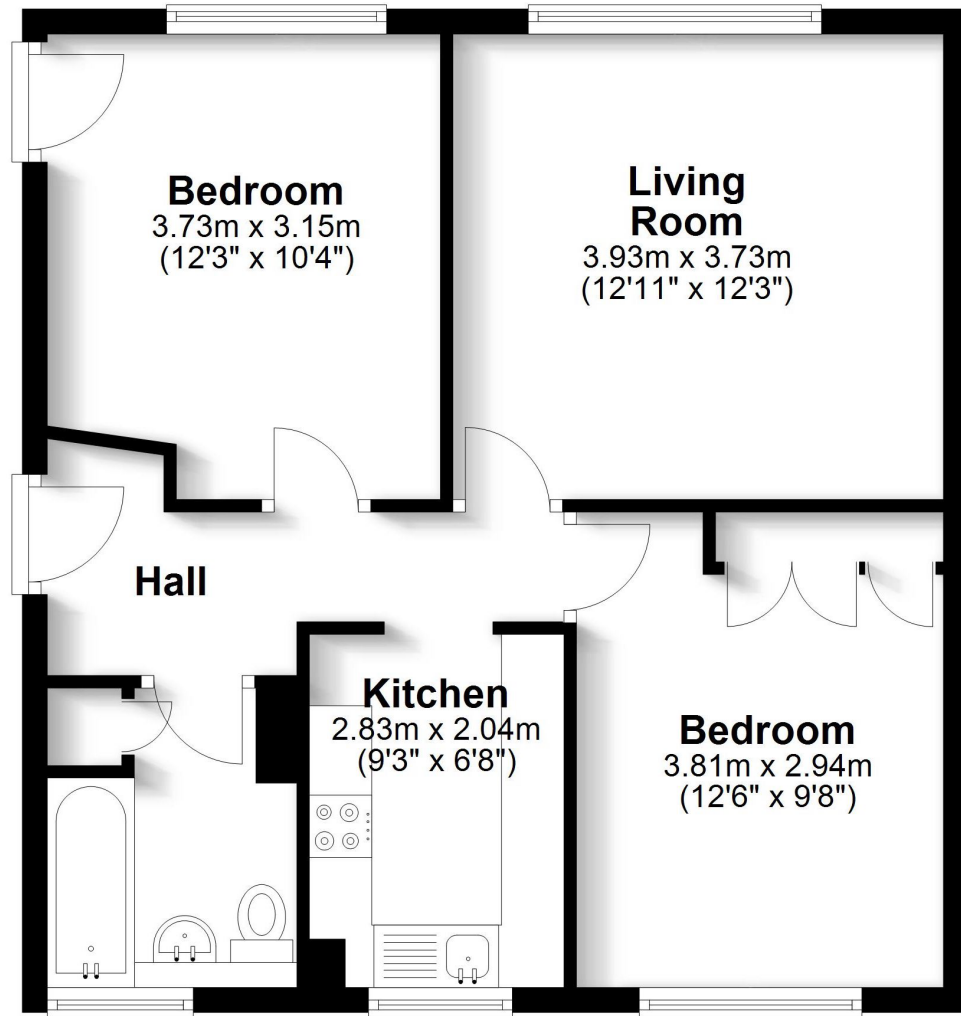
Council Tax Band: B





Second Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



Total area: approx. 54.9 sq. metres (590.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

<https://www.winkworth.co.uk/rent/property/LEA240098>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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