



## Mews Cottage, Heath Terrace, Leamington Spa

£1,495 pcm

New Listing **LET**



NIKKI HOMES  
PROPERTY CONSULTANTS

**\*\*CHECK OUT THE FULL VIDEO TOUR\*\***

A very well presented and deceptively spacious 3-bedroom property situated in this popular Leamington location.

Having high ceilings and split over two floors this property has character whilst also having space.

Being walking distance to Leamington Spa Town centre and Warwick a short drive away, it has OFF ROAD PARKING and A private rear garden.

In brief, you will enter the property via the communal front door or you could enter via the rear door.

There is a handy storage cupboard just outside and you will enter the property into the large tiled entrance hall, leading to :

Downstairs cloakroom and utility room; cloakroom with more floor and wall storage units and space for a washing machine.

MODERN Kitchen fitted with; a range of floor and wall units, Electric oven, 4 ring Gas hob with extractor fan, dishwasher and tall fridge freezer.

Leading onto the

Lounge / dining room with patio doors leading onto the private garden.

Upstairs you will find; 3 generously sized bedrooms, 2 with full height built in double wardrobes, a spacious family bathroom with shower over the bath.

GAS central Heating.

Energy Rating C

Council Tax Band D.

Lounge/diner

4.2m x 4.22m.

Kitchen

2.31m x 3.01m

Utility

1.41m x 2.0m.

Bedroom 1

3.02m x 4.2m

Bedroom 2

2.35m x 4.21m

Bedroom 3

2.31m x 3.03m

Bathroom

218.0m x 2.31m

NO PETS OR SHARERS

Council Tax Band: Band D (WDC District Council)

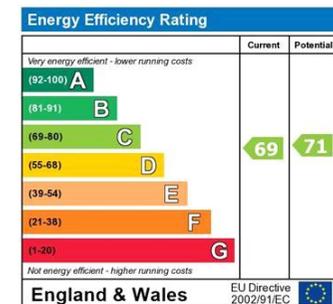
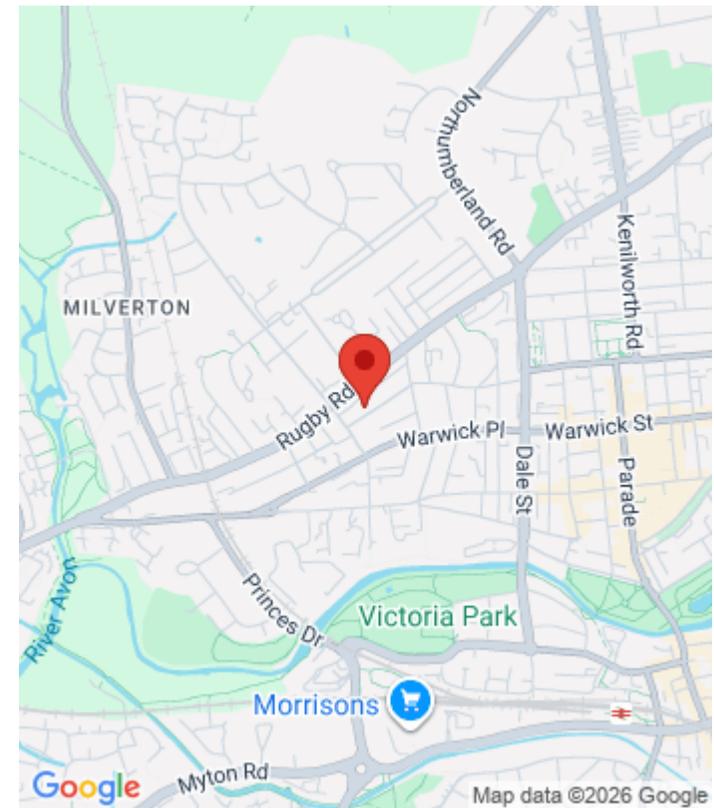
Deposit: £1,903.84

Holding Deposit: £380.76

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



