



GODFREY-PAYTON  
CHARTERED SURVEYORS



£1,100 Per month

20 Withy Bank, Leamington Spa, Warwickshire, CV31 1AQ

# 20 Withy Bank, Leamington Spa, Warwickshire, CV31 1AQ

Two Bedroom Apartment in a popular Leamington Spa location. Available Furnished with allocated parking.

Property is accessed via a communal hallway and then through a private entrance hall on the second floor. The property benefits from Gas Central heating, a gas hob and one allocated parking space.

## Living Room

Living room with Sofa and cuddle chair, coffee table, tv stand with double doors giving plenty of light and fresh air on warmer days.

Archway into Kitchen

## Kitchen

Oven with gas hob, over head extractor, Tall free standing fridge freezer, washing machine, and dishwasher and sink with mixer tap

## Master Bedroom

Double bed, bed side tables, window overlooking the side elevation, build in wardrobe, chest of draws and en-suite with shower cubical, wash hand basin, mirror cupboard and WC.

## Bedroom Two

Window to the side elevation, Single bed, and double wardrobe.

## Principle Bathroom

Bath with shower over, sink with mirrored cupboard, WC and heated towel rail

## General Remarks

GENERAL REMARKS & STIPULATIONS SERVICES:

Mains water, electricity and drainage.

## DEPOSITS

A Holding Deposit of one week's rent will be required prior to satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.

Tenancy Deposit Upon the granting of a tenancy, five weeks' rent in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement.

The deposit will be placed in a non-interest bearing account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

## PAYMENTS WHICH MAY BE INCURRED DURING THE TENANCY (TO AGENT)

Changes to tenancy agreement - £50

Payment of interest for any late payment of rent at a rate of 3%

Loss of keys/security devices - £75

Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy

## REGULATED BY RICS

## APPLICATIONS

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained

## RESPONSIBILITIES:

TENANT: Internal decorations and minor repairs, garden maintenance

Lighting, heating, water, telephone.

LANDLORD: Repair of main structure and external painting. Insurance of the building (but NOT the contents)

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

