



Bungalow - Detached

# 9 THE PADDOCK ATHERSTONE STABLES, RATLIFFE CULEY, ATHERSTONE, WARWICKSHIRE, CV9

Per Annum

## £1,400 Per

### FEATURES

- Brand New Detached Lodge
- Secure Access & CCTV
- Gardener Included
- Water Included In Rent
- Idyllic Rural Location
- Kitchen Complete With Appliances
- Parking For Two Cars
- Two Bedrooms Two Bathrooms



# HOWKINS & HARRISON

# 2 Bedroom Bungalow - Detached located in Atherstone

This BRAND NEW BUNGALOW occupies an idyllic spot within a secluded location on a managed development and must be viewed early to avoid disappointment. Accessed via coded gates and with the benefit of CCTV coverage, this stunning property comprises two double bedrooms, one with en-suite, spacious open plan living complete fitted kitchen with appliances, and a family bathroom, whilst externally the property boasts a decked area, a site managed garden and parking for two cars. Located within walking distance of the historic market town of Atherstone and within easy reach of good road links, the property offers peaceful living within a stone's throw of local amenities. Minimum annual household income £42,000 Holding deposit £323. Deposit £1615. Awaiting EPC. Available within a week of application.


Call us on

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<https://howkinsandharrison.co.uk/>

Council Tax Band

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**HOWKINS &  
HARRISON**