



**SBK** | SHELDON  
BOSLEY  
KNIGHT

**TO LET**  
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**Coniston Road, Leamington Spa, CV32 6PG**

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

**\*\*AVAILABLE BEGINNING MAY - REDECORATION TAKING PLACE \*\*** This extended 4 bedroom maisonette is situated in the sought after area of Milverton, convenient for both Leamington and Warwick. Within walking distance to Leamington Town Centre and also provides excellent commute access to A46, Coventry and Birmingham City Airport. Great catchment area for primary schools.

The accommodation which is arranged over two floors comprises in brief. Private entrance with stairs to the first floor. Generous living room with feature fireplace and ample room for dining table and chairs. Kitchen with appliances included (washing machine & fridge/freezer). 2 bedrooms and main bathroom with full suite, including shower over bath.

With stairs rising to the upper floor living accommodation, 2 spacious double bedrooms are provided with excellent head height.

Private outside garden to the rear of the property and with an abundance of on street parking this property is offered UNFURNISHED. Council Tax Band B. Energy Rating D. (MAX 2 SHARERS) Pets considered. \*Please note that previous marketing images have been used\*





# Key Features

- AVAILABLE BEGINNING MAY - REDECORATION TAKING PLACE
- Leamington Spa
- Four Bedrooms
- Duplex Maisonette
- Unfurnished
- Private Garden
- On Street Parking
- Council Tax Band B
- Energy Rating D
- PETS CONSIDERED

**PCM**  
**£1,075 PCM**

EPC Rating - E

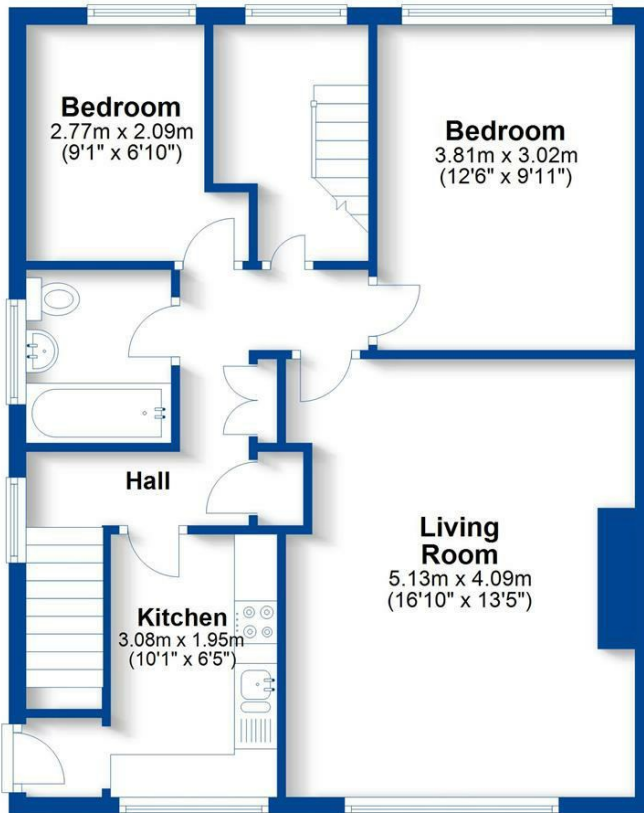
Tenure -

Council Tax Band - B

Local Authority -  
Warwick District Council

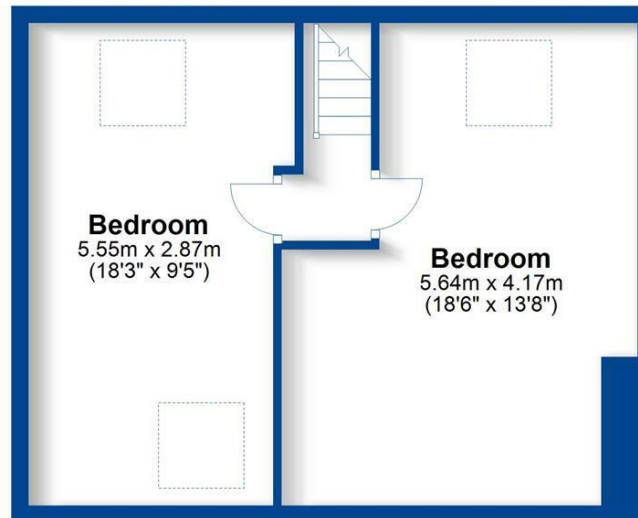
## First Floor

Approx. 63.9 sq. metres (687.9 sq. feet)



## Second Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Total area: approx. 103.8 sq. metres (1117.7 sq. feet)

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