



Avenue Road, Leamington Spa, CV31 3NL

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 11th JUNE - GARAGE INCLUDED *** This spacious sixth floor apartment is situated within this popular development, located just off Avenue Road, with fantastic views over the Pump Room Gardens and beyond. Both Leamington town centre and the railway station are a short stroll away.

This apartment comprises in brief: Communal entrance with lift to all floors, entrance hall with storage facilities, living/dining room with west facing balcony, kitchen with appliances included (fridge/freezer, dishwasher, integrated microwave and washing machine), two double bedrooms both with built in wardrobes and bathroom with full suite including shower over bath.

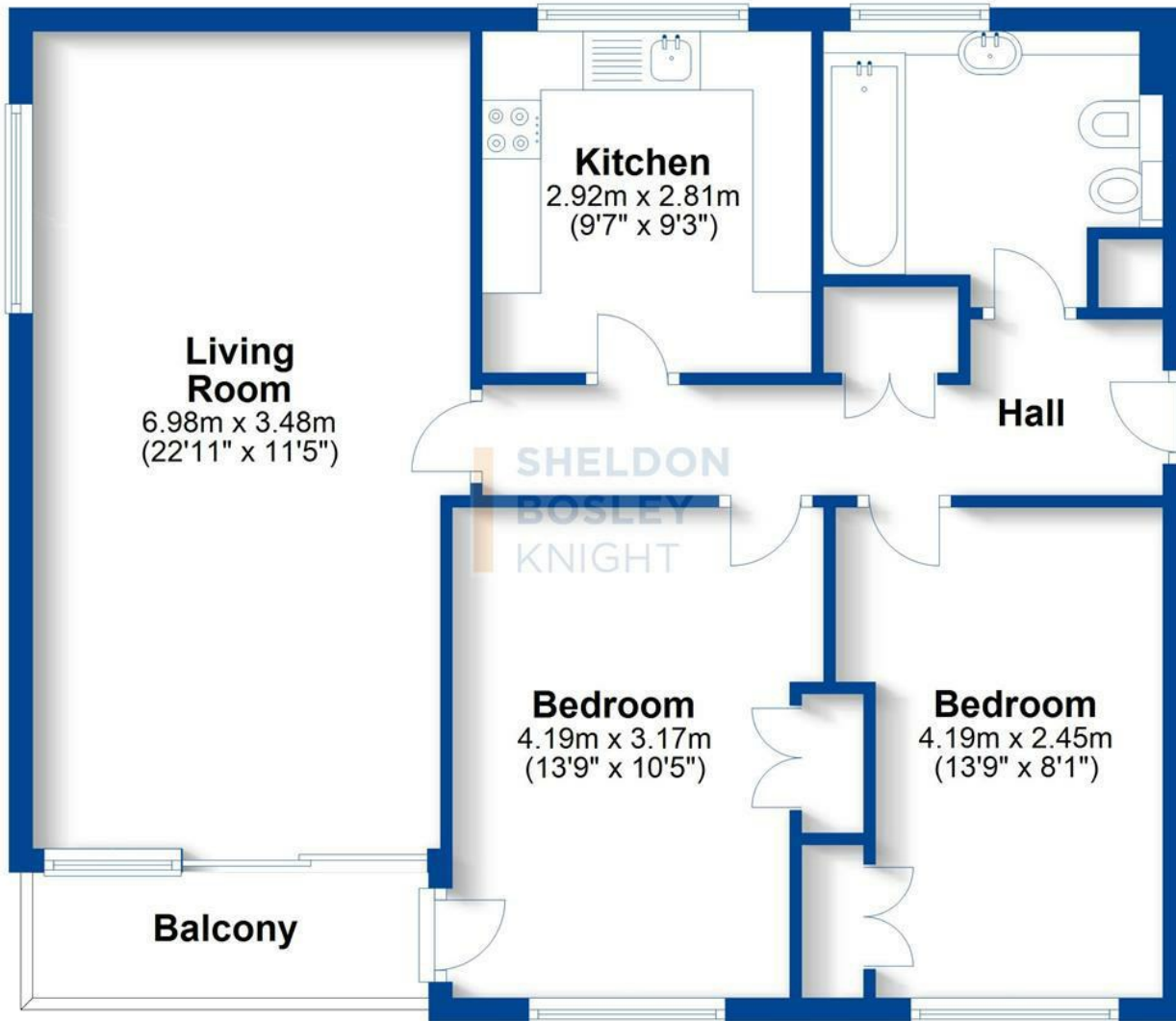
Within extensive well maintained grounds with residents' parking and an enbloc garage this property is offered UNFURNISHED. Council Tax Band C. Energy Rating D. (NOT SUITABLE FOR YOUNG CHILDREN)





Sixth Floor

Approx. 73.3 sq. metres (788.5 sq. feet)



Total area: approx. 73.3 sq. metres (788.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight Limited. Not to be reproduced

Key Features

- AVAILABLE 11th JUNE
- Leamington Spa
- Two Double Bedrooms
- Sixth Floor Flat
- Unfurnished
- Lift Access to All Floors
- Close to Town Centre & Train Station
- Residents Parking & Garage Enbloc
- Council Tax Band C
- Energy Rating D

£1,250 PCM