



Portland Place East, Leamington Spa, CV32 5ET

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 22nd JUNE \*\*\* This well presented one bedroom first floor flat is right in the centre of Leamington Spa surrounded by a fabulous choice of independent shops, bars and restaurants. Close to Leamington Train Station, Victoria Park, Pump Room Gardens and the River Walk. Retail park with all major supermarkets within easy reach.

Comprising in brief: secure entrance, hallway with good sized storage cupboard, modern galley kitchen with appliances included (fridge/freezer and washing machine). Spacious living room with ample space to create a designated dining area.

Well proportioned double bedroom to the front elevation and bathroom with full suite, including shower over bath.

With on street parking - permit required this property is offered UNFURNISHED. Council Tax Band B. Energy Rating E.







## Key Features

- AVAILABLE 22nd JUNE
- Leamington Spa
- One Double Bedroom
- First Floor Flat
- Unfurnished
- Excellent Central Location
- Close to Train Station & Local Parks
- Ample On Street Permit Parking
- Council Tax Band B
- Energy Rating E

**£875 PCM**