



Clarendon Square, Leamington Spa, CV32 5QY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 1st JUNE - REDECORATION TO TAKE PLACE & NEW SHOWER ROOM TO BE FITTED *** Regency style one bedroom second floor apartment is conveniently located close to the Town Centre and excellently positioned to reach all major commute routes.

With spacious modern living accommodation and a wealth of character and period charm throughout, this property comprises in brief: Hallway upon entry, open plan living room with feature fireplace surround, mezzanine kitchen with integrated appliances included (under counter fridge, washing machine & dishwasher), designated dining area with beautiful views of the square.

Bedroom to the rear elevation with fitted wardrobes, with additional storage space above wardrobes, carpeted throughout.

Bathroom photo for reference to size of room - this is to be refurbished to a modern standard to replace bath with a walk in shower.

*** Redecoration taking place throughout entire apartment ***

With on street parking with permit required, this property is offered UNFURNISHED. Energy Rating D. Council Tax Band B.







Total area: approx. 65.7 sq. metres (707.6 sq. feet)

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

- AVAILABLE 1st JUNE
- Leamington Spa
- One Double Bedroom
- Second Floor Apartment
- UNFURNISHED
- Desired Location
- Close to Town Centre
- Ample Permit Parking
- Council Tax Band B
- Energy Rating C

PCM
£1,150 PCM

EPC Rating - C

Tenure -

Council Tax Band - B

Local Authority -
Warwick District Council