



Lillington Road, Leamington Spa, CV32 6LD

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This first floor duplex apartment is positioned just to the North of Leamington Spa town centre and forms part of a handsome development which boasts an attractive communal hall, landscaped grounds and allocated parking.

The accommodation comprising in brief: Entrance hall with useful storage cupboard, living room/dining room with adjoining fitted kitchen with range of built in appliances, master bedroom with en suite shower room and fitted wardrobes, further double bedroom and bathroom with shower over bath.

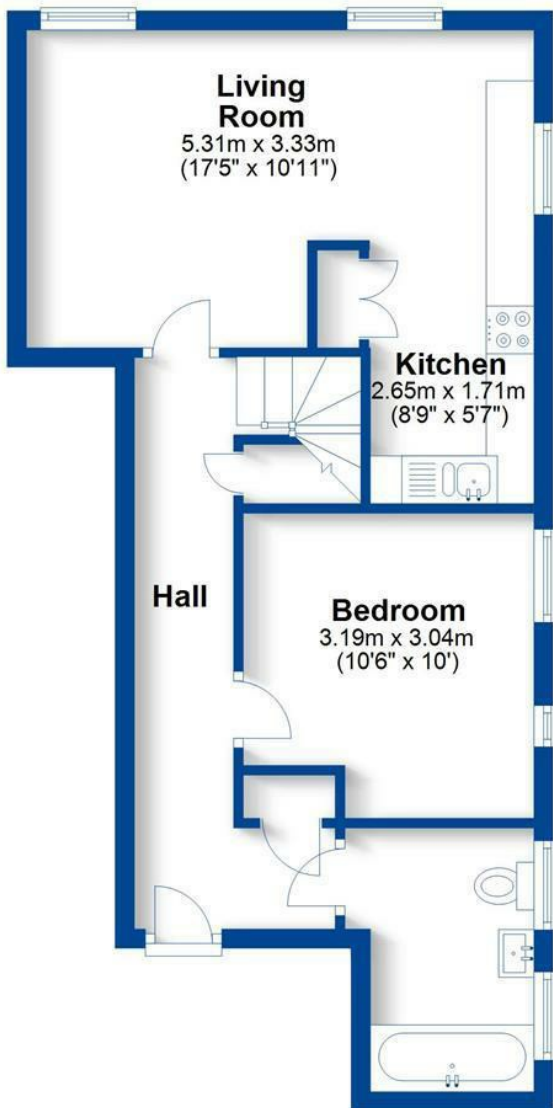
Outside there is an allocated parking space and shared communal gardens.





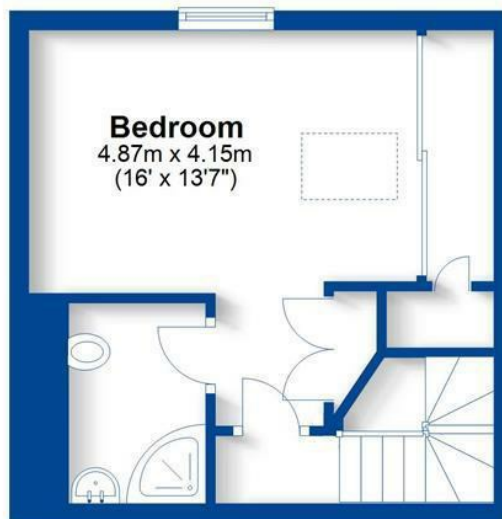
## First Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



## Second Floor

Approx. 24.2 sq. metres (260.0 sq. feet)



Total area: approx. 70.2 sq. metres (755.9 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

- Duplex apartment in conversion
- Sought after North Leamington location
- 2 Bedrooms, 2 Bathrooms
- First Floor Duplex Apartment
- Allocated parking space
- Walking distance to town centre

**Guide Price**  
**£239,500**

EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority -  
Warwick District Council