



**Kenilworth Road, Leamington Spa, CV32 6JD**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This delightful top floor apartment in a handsome period conversion is handily placed only a short walk from the town centre. It is bright and airy and would make a lovely first home or buy to let investment.

The accommodation comprises - Impressive communal hallway, private entrance hall with security intercom system, living room with dual aspect windows, stairs leading up to the fitted breakfast kitchen with space for a dining table, large double bedroom with velux window and eaves storage space, and a bathroom.

Outside there is an allocated parking space.







## Second Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



Total area: approx. 56.6 sq. metres (609.0 sq. feet)

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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

- Charming period conversion
- Top floor apartment
- Town centre
- One double bedroom
- Breakfast kitchen
- Living room
- Allocated parking space
- Share of freehold
- Ideal first time buy or investment

**Guide Price**  
**£219,950**

EPC Rating - C

Tenure - Leasehold - Share of Freehold

Council Tax Band - C

Local Authority -  
Warwick District Council