



Grove Street, Leamington Spa, CV32 5AG

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

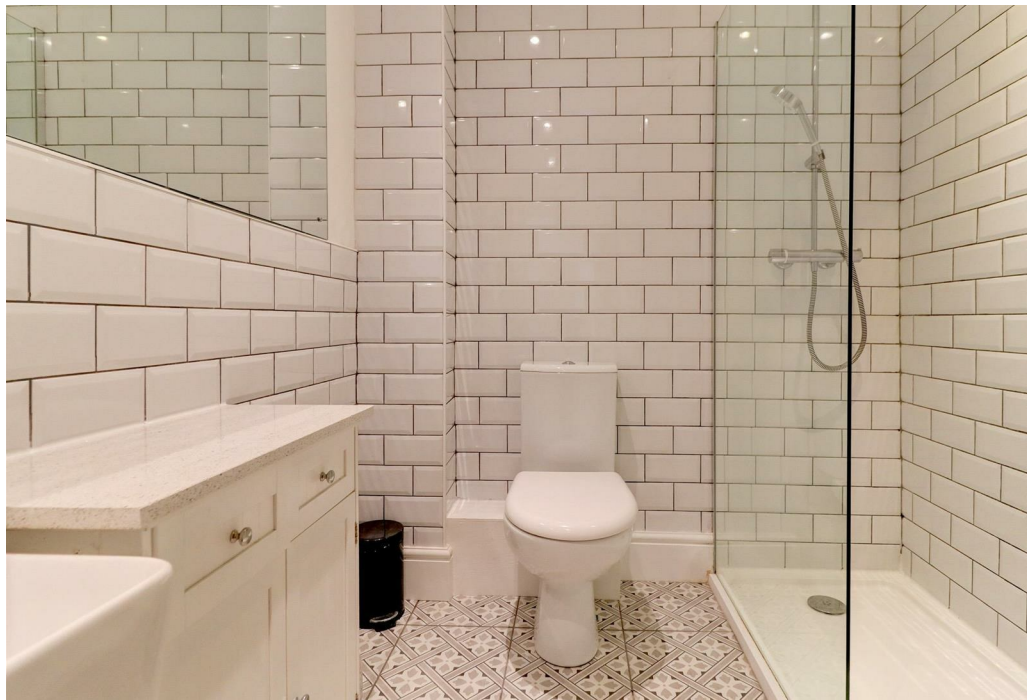
\*\*\* AVAILABLE 22nd JULY \*\*\* Two bedroom first floor apartment situated within a Grade II listed Victorian mansion. This location provides quick access to Victoria Park, Leaming Spa train station and town centre, excellent commute access from this positioning.

This superbly modernised home comprises in brief: Communal access shared with one other apartment. Light and bright personal hallway. Living room to the side elevation and with glorious views of the communal garden and resident Cedar tree. Stylish kitchen with shaker doors, cabinets and pantry shelf with appliances included (fridge/freezer, washing machine and dishwasher).

Shower room which is mainly tiled throughout with excellent storage options, double walk in shower and heated towel rail. Main bedroom to the rear elevation and with double wardrobe provided. Bedroom two is located to the lower level, which makes great work from home space/guest bedroom.

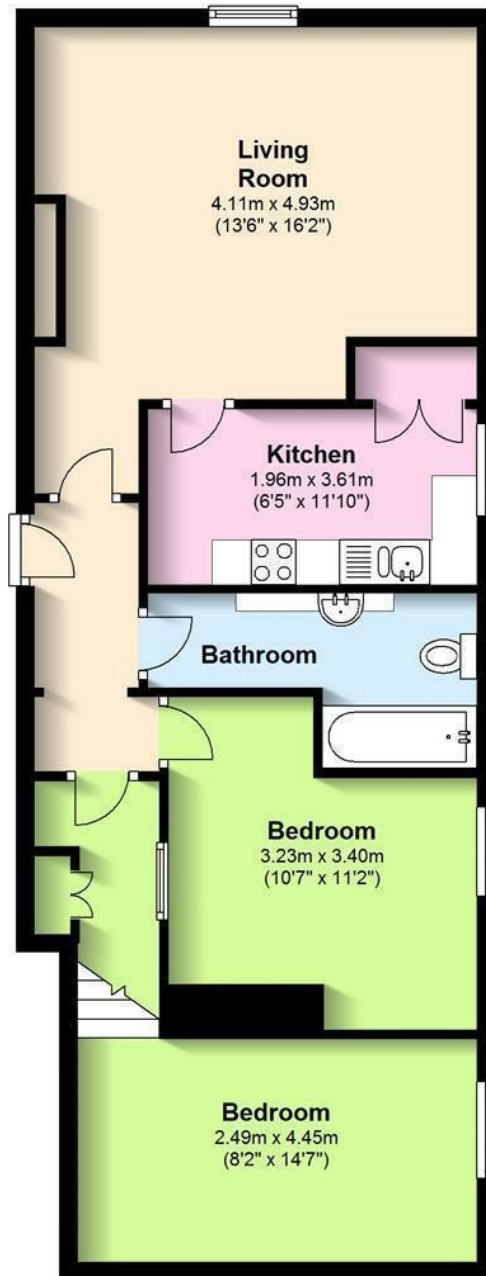
With pretty communal gardens, cellar space for own storage/gym space and allocated parking space for one car this property is offered Part-Furnished (Items will be made clear upon viewing). Energy Rating D. Council Tax Band B.





## First Floor

Approx. 65.0 sq. metres (699.3 sq. feet)



## Key Features

- AVAILABLE 22nd JULY
- Leamington Spa
- Two Double Bedrooms
- First Floor Apartment
- Stylish Modern Living
- Close to Town Centre & Train Station
- Close Proximity to Local Community Green Spaces
- Designated Cellar Space & Allocated Parking for One Car
- Energy Rating D
- Council Tax Band B

**£1,275 PCM**