



Avenue Road, Leamington Spa, CV31 3ND

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

A luxury duplex penthouse apartment with spectacular views of central Leamington. This very spacious apartment has been totally refurbished by the current owner and offers close to 1400 sq ft of accommodation. The apartment occupies one of the best positions in the development in central Leamington Spa, just a short stroll from The Parade and railway station which has regular trains to London Marylebone and Birmingham.

This luxury apartment comprises - lift to both floors, entrance hall, cloakroom/w.c, open plan kitchen/living/dining room, and conservatory leading out to the roof terrace which enjoys spectacular views of the River Leam, Jephson Gardens, The Pump Rooms and The Parade.

On the floor below there are two double bedrooms, en-suite shower room and further bathroom, and utility storage cupboard. There is also a lockable store.

The development has manicured gardens surrounding the property, seating areas, lots of trees and greenery, and the property also has two allocated parking spaces.

A truly special apartment being sold with no chain that must be viewed to appreciate the style and quality on offer.





Key Features

- Luxury duplex penthouse apartment
- Spectacular views over the town centre
- Wonderful outdoor terrace
- Two double bedrooms
- Lift access to both floors
- Two parking spaces
- Large open plan kitchen/living/dining room
- Conservatory, En-suite and bathroom
- Walking distance to town centre and railway station

**Guide Price
£650,000**

Entrance hall

Cloakroom/w.c

Open plan kitchen/living/dining room

24'3" x 19'9"

Conservatory

15'1" x 8'11"

Hallway

Bedroom

14'7" x 13'0"

En-suite

Bedroom

14'7" x 10'11"

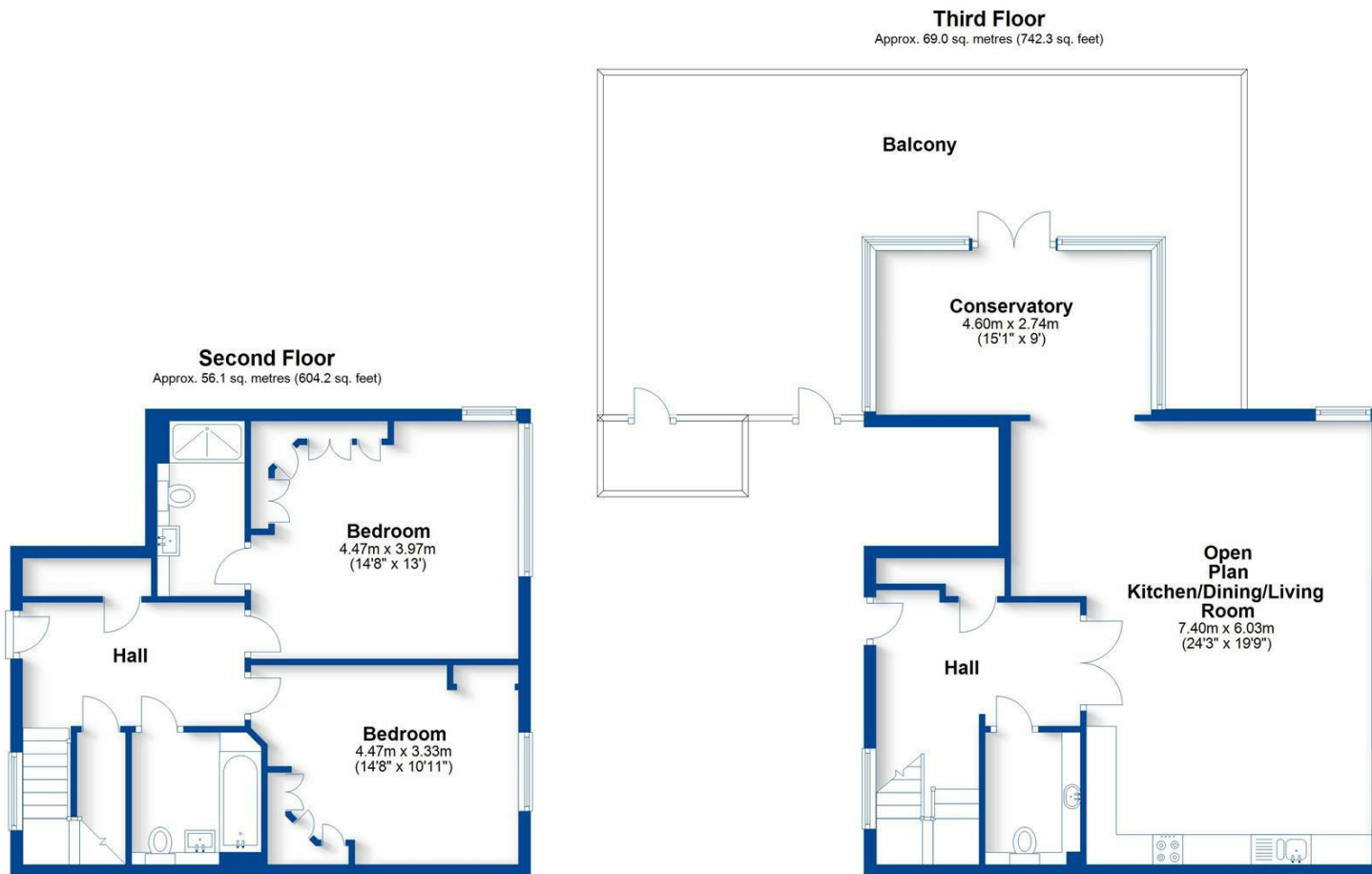
Bathroom







Floorplan



Total area: approx. 125.1 sq. metres (1346.5 sq. feet)

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



EPC Rating - D

Tenure - Leasehold

Council Tax Band - D

Local Authority
Warwick District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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