



John Cullis Gardens, Leamington Spa, CV32 6JP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

***AVAILABLE 10th AUGUST *** This spacious two bedroom first floor apartment is located in a very sought after area to the north of Leamington Spa and is within walking distance of the town centre with great access to the A46/M40.

This light and bright home comprises in brief: Hallway, living room with beautiful bay windows providing a garden outlook, kitchen with integrated appliances included (fridge/freezer, washing machine & dishwasher). Two double bedrooms with built in wardrobes each, the first bedroom includes an ensuite shower room. Main bathroom with full suite including shower over bath

With one allocated parking space this property is offered PART-FURNISHED (as pictured). Council Tax Band C. Energy Rating C







Total area: approx. 60.5 sq. metres (650.7 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 10th AUGUST
- Leamington Spa
- First Floor Apartment
- 2 Bedrooms, 2 Bathrooms
- Part-Furnished
- Excellent Commute Access
- Walking Distance to Town Centre
- One Allocated Parking Space
- Energy Rating C
- Council Tax Band C

£1,195 PCM