



162a Parade, Leamington Spa, CV32 4AE

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

**\*\*\*AVAILABLE 10th JULY \*\*\*** This fabulously located, one bedroom modern apartment is located in the heart of Leamington Spa town centre. Boasting a wealth of space throughout, the apartment is accessed via secure communal door and located to the first floor. Major commute networks lay close by with bus stops a few meters from the front door and train station 5-7 minutes away by foot.

This property comprises in brief; Extremely large light and bright living room with secondary glazing to the window. Kitchen with integrated appliances included (washing machine/dryer, dishwasher and fridge/freezer). Bathroom with full suite including; P-Shaped bath with electric shower over, WC and hand basin. One double bedroom with built in wardrobes and carpeted throughout.

With permit parking this property is offered unfurnished. Energy Rating D. Council Tax Band D.





## Key Features

- AVAILABLE 10th JULY
- Leamington Spa
- One Bedroom
- Mid Floor Flat
- Town Centre Location
- Major Commute Links Close By
- Doorstep Amenities
- Spacious Accommodation
- Energy Rating D
- Council Tax Band C

**£895 PCM**