



31 Avenue Road, Leamington Spa, CV31 3PG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A bijou one bedroom first floor apartment that forms part of this period conversion. The property is handily placed being just a short walk to the town centre, railway station and Victoria Park. It would make a great purchase for a first time buyer looking to get on the property ladder or as a buy to let investment.

The accommodation that has been recently refurbished comprises in brief - Entrance hall, living room, kitchen, double bedroom and bathroom. To the rear of the property there is a single garage en bloc.

The vendor informs there are approximately 107 years left on the lease.





First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 40.5 sq. metres (436.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact. It is your decision whether you proceed to view with these dimensions. In making that decision, you should know that we receive a referral fee.

Key Features

- First floor apartment
- One bedroom
- Close to train station and town centre
- Recently refurbished
- Fitted kitchen
- Period conversion
- Ideal first purchase or buy to let
- Garage

Guide Price
£187,500

EPC Rating - D

Tenure - Leasehold

Council Tax Band - B

Local Authority -
Warwick District Council