



Montgomery Road, Leamington Spa, CV31 2TG

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 27th AUGUST \*\*\* Two bedroom ground floor apartment, excellently located for commute access to M40 corridor and A46. Close to major supermarkets and short drive to town centre and train station.

This ideally positioned property comprises in brief: Secure entry, living room with ample space for dining area and patio doors leading out to small patio area and resident's carpark. Kitchen with good range of storage and appliances included (fridge/freezer and washing machine). Two double bedrooms and bathroom with full suite including shower over bath.

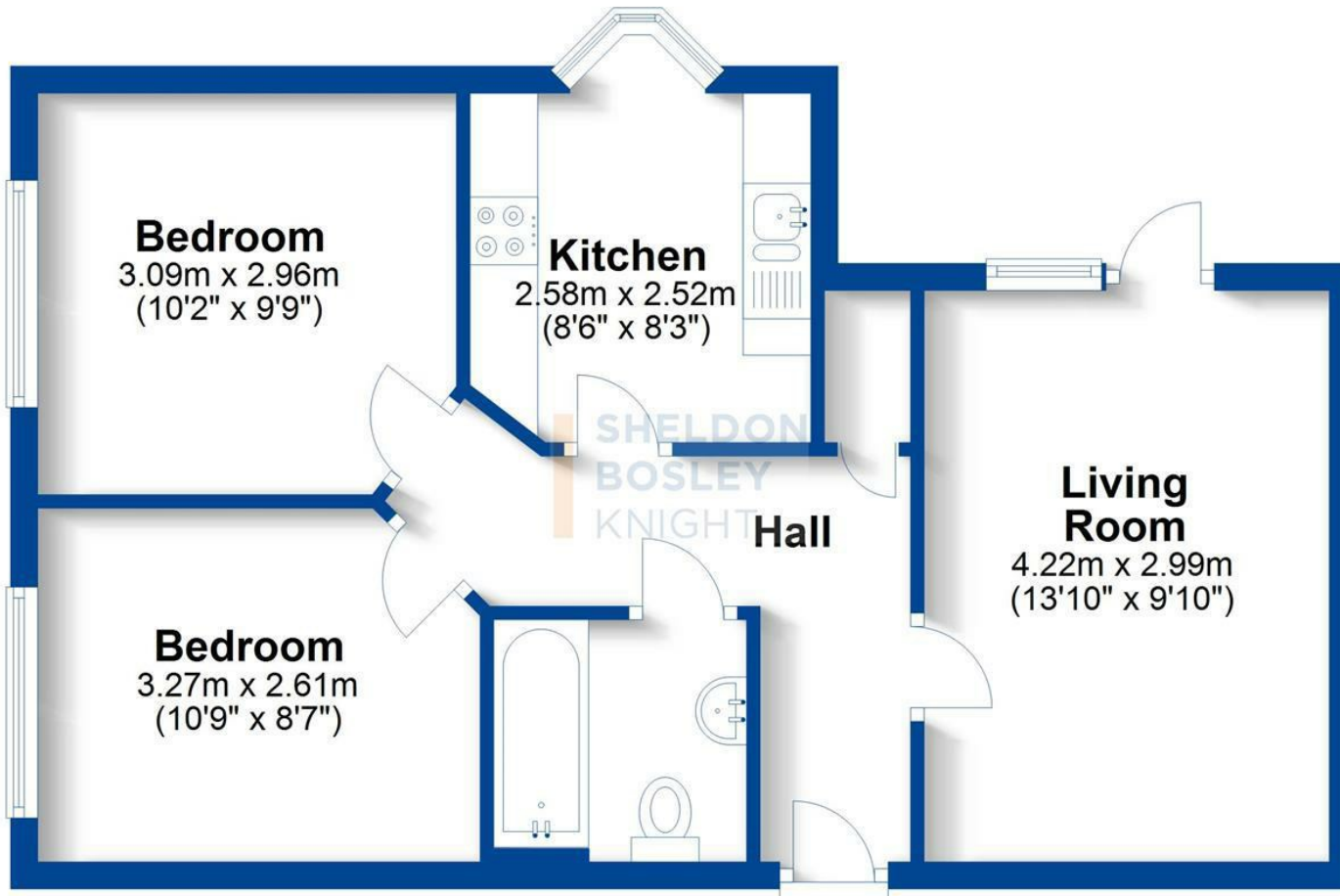
With allocated parking for one car remedial works to take place in between tenancies, this property is offered UNFURNISHED. Council Tax Band B. Energy Rating C





## Ground Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 48.6 sq. metres (522.8 sq. feet)

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

Property of Sheldon Bosley Knight not to be reproduced

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

## Key Features

- AVAILABLE 27th AUGUST
- Leamington Spa
- Two Double Bedrooms
- Ground Floor Apartment
- Excellent Commute Links
- Short Drive to Town Centre & Train Station
- Small Patio Area
- UNFURNISHED
- Council Tax Band B
- Energy Rating C

**PCM**  
**£950 PCM**

EPC Rating - C

Tenure -

Council Tax Band - B

Local Authority -  
Warwick District Council