



Rock Mill Lane, Leamington Spa, CV32 6AP

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE END OCTOBER/EARLY NOVEMBER \*\*\* This well presented and spacious four storey three double bedroom town house forms part of an exclusive - award winning - development on the banks of the upper water 'race' feeding into the old Rock Mill watermill and River Avon on the North Western outskirts of Leamington Spa.

This versatile and spacious accommodation comprises - Entrance hall, cloak room/W.C, utility room with washing machine included, exceptionally large integral garage. To the first floor there is an open plan living/dining room with balcony, modern fitted kitchen with appliances (dishwasher & fridge/freezer). Second floor landing - two double bedrooms and a deluxe ensuite shower room to main bedroom which also had a generous fitted wardrobe. Third floor landing - one double bedroom with fitted wardrobes and Juliet balcony, fitted bathroom with full suite including shower over bath.

Outside to the property has beautiful and extensive landscaped shared gardens including two decked terraces ideal for alfresco dining. With two parking spaces, a bin store, and communal woodland area with a gate providing access across the fields to the Saxon Mill restaurant and bar this property is offered UNFURNISHED. Council Tax Band F. Energy Rating C. One Dog Considered.

This is a delightful property in a truly unique setting, with breath taking surroundings not only of the river but also the Georgian cotton mill opposite. It is ideally positioned between the towns of Leamington Spa and Warwick. Commuter trains run from Leamington Spa and Warwick Parkway to Birmingham and London Marylebone and the M40 is easily accessible.





# Key Features

- AVAILABLE END OCTOBER/EARLY NOVEMBER
- Leamington Spa
- Three Bedrooms, Two Bathrooms & Guest WC
- Town House
- Unfurnished
- Off Road Parking & Integral Garage
- Communal Gardens & Stunning Rivers Views
- Energy Rating C
- Council Tax Band F
- One Dog Considered



**£1,895 PCM**