



**Arlington Avenue, Leamington Spa, CV32 5UQ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This two bedroom ground floor apartment is ideally situated in this highly regarded cul de sac location with lovely views over Leamington cricket ground and affording easy access into the town centre.

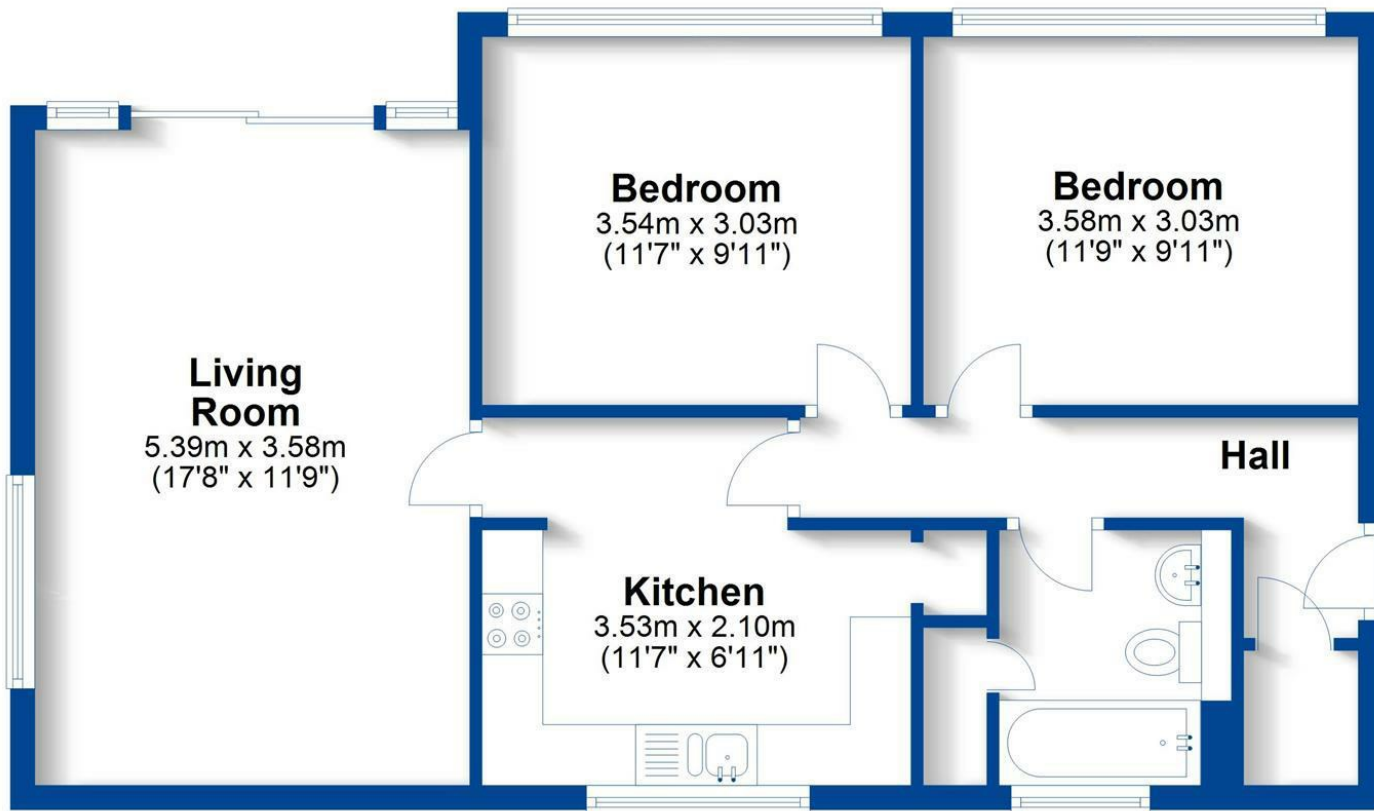
This property comprises in brief - Communal entrance, private entrance hall with generous cloak cupboard/storage room, living room with ample space for dining table and chairs and private balcony with an excellent outlook, fitted kitchen, two double bedrooms to the rear elevation facing the cricket ground, bathroom with full suite including shower over bath and airing cupboard. The property also has a single garage en bloc.





## Ground Floor

Approx. 64.3 sq. metres (691.6 sq. feet)



Total area: approx. 64.3 sq. metres (691.6 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

## Key Features

- Ground floor apartment
- Sought after location close to town centre
- Two double bedrooms
- Garage en bloc
- Views over the cricket ground
- Refitted kitchen
- Bathroom
- Ideal first time buy or buy to let

**Offers Over  
£200,000**

EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority -  
Warwick District Council

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