



Avenue Road, Leamington Spa, CV31 3ND

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE EARLY MAY \*\*\* Two-bedroom mid-floor apartment excellently located to the edge of Leamington Spa town centre and walking distance to the train station. With close proximity to the local parks, fabulous array of amenities and independent bars, restaurants and shops, this location is highly desired for the professional commuter alike.

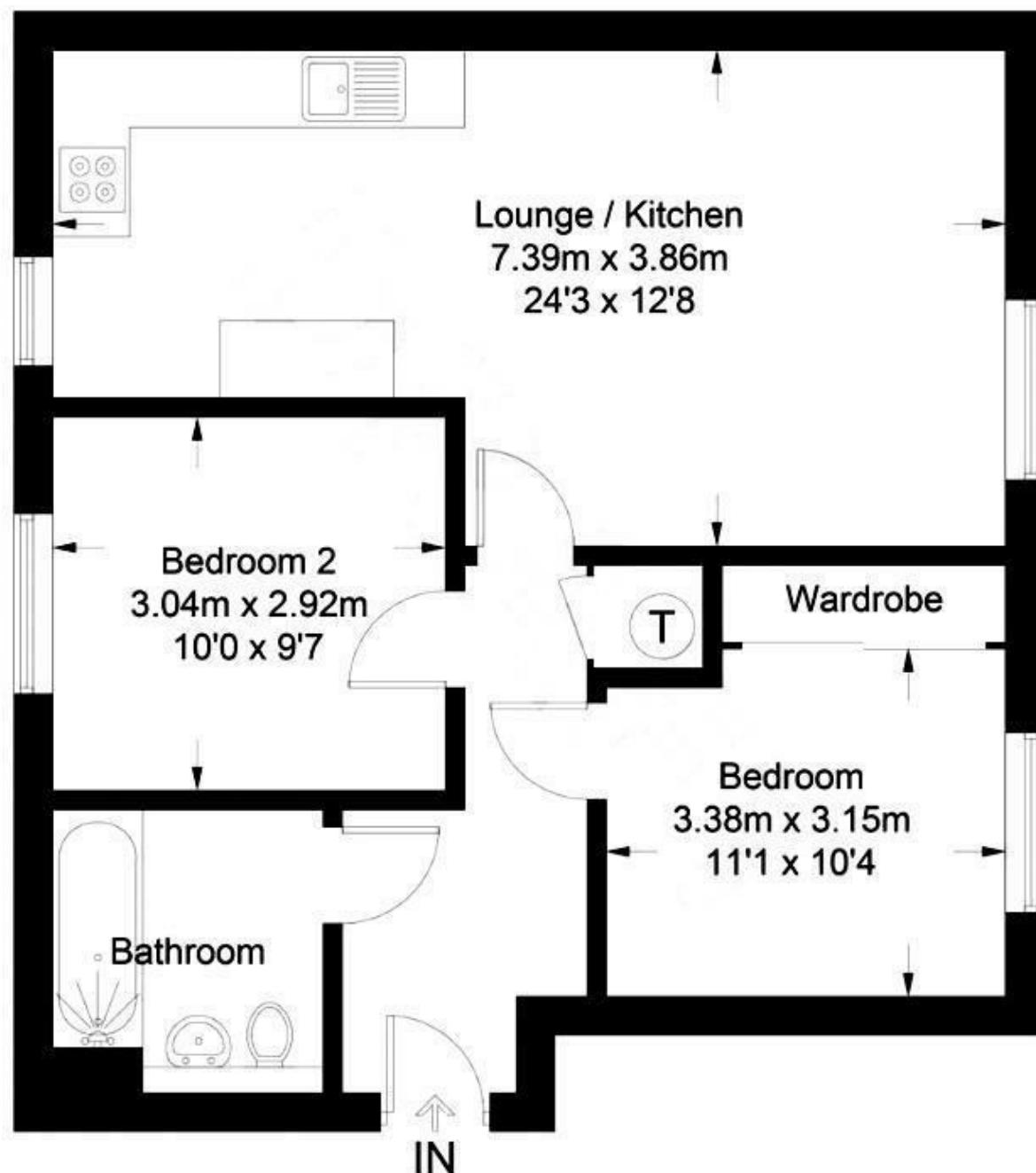
This spacious and modern home comprises in brief: Open plan living/dining/kitchen with appliances included (fridge/freezer, dishwasher and washing machine). Two, well-proportioned double bedrooms which include built in storage. Bathroom with full suite including shower over bath.

With an allocated parking space for one car, this property is offered PART-FURNISHED/UNFURNISHED (landlord is flexible). Council Tax Band B. Energy Rating B. Sorry no pets permitted within this development due to the headlease.









## Key Features

- AVAILABLE EARLY MAY
- Leamington Spa
- Mid-Floor Apartment
- Two Double Bedrooms
- Walking Distance to Town Centre
- Close to Train Station & Local Parks
- Allocated Parking for One Car
- Lift Access to All Floors
- Energy Rating B
- Council Tax Band B

**£1,395 PCM**