



2 Warwick New Road, Leamington Spa, CV32 5JF

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE 1st July \*\*\* This stunning three-bedroom ground floor garden apartment is ideally located to reach Leamington Spa Town Centre by foot and provides convenient access to all major commute routes. Set within a pretty Georgian conversion giving you a wealth of character amongst modern finishes.

This unique home comprises in brief: Grande south facing living room with beautifully high ceilings and characteristic attention to detail with feature fireplace, ample space for dining table and chairs. Modern fully fitted kitchen with gas stove, quarry tiles, appliances included (washing machine, dishwasher & fridge/freezer) direct access to the stunning rear communal garden. Main bedroom to the rear elevation and overlooking the garden with generous amount of built in storage. Two further double bedrooms, one with ensuite shower room and the third bedroom providing an excellent work from home space. Main bathroom with full suite including shower over bath.

To the rear is a beautifully maintained communal garden, perfect for summer socialising. This wonderful apartment is offered UNFURNISHED. Residents parking available for one car, further spaces may be found to Warwick New Road with no permit needed. EPC Rating E. Council Tax Band C. \*Previous images have been provided for illustrative purposes.











## Key Features

- AVAILABLE 1st JULY
- Leamington Spa
- Three Bedrooms, Two Bathrooms
- Garden Apartment
- Unfurnished
- Ideal Location Close to Town Centre
- Pretty Communal Gardens
- One Allocated Parking Space
- Energy Rating E
- Council Tax Band D

**£1,695 PCM**