



Warwick New Road, Leamington Spa, CV32 6AA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE EARLY JUNE *** This unique, spacious, ground floor apartment with private access is set within an attractive period conversion, affording a charming courtyard setting. The location is highly favoured within the North Leamington Spa pocket, being well positioned for access to both Leamington and Warwick town centres, Leamington railway station and the A46.

The apartment comprises in brief: Welcoming entrance hallway with bookcase, console table and bench, spacious living room with ample dining space with sofa, dining table and four chairs included. Kitchen with built in appliances included (washing machine, dishwasher and fridge/freezer). There are two double bedrooms (both with double beds and mattresses provided) with the main bedroom featuring an ensuite shower room and walk in wardrobe, further separate shower room located off the hallway.

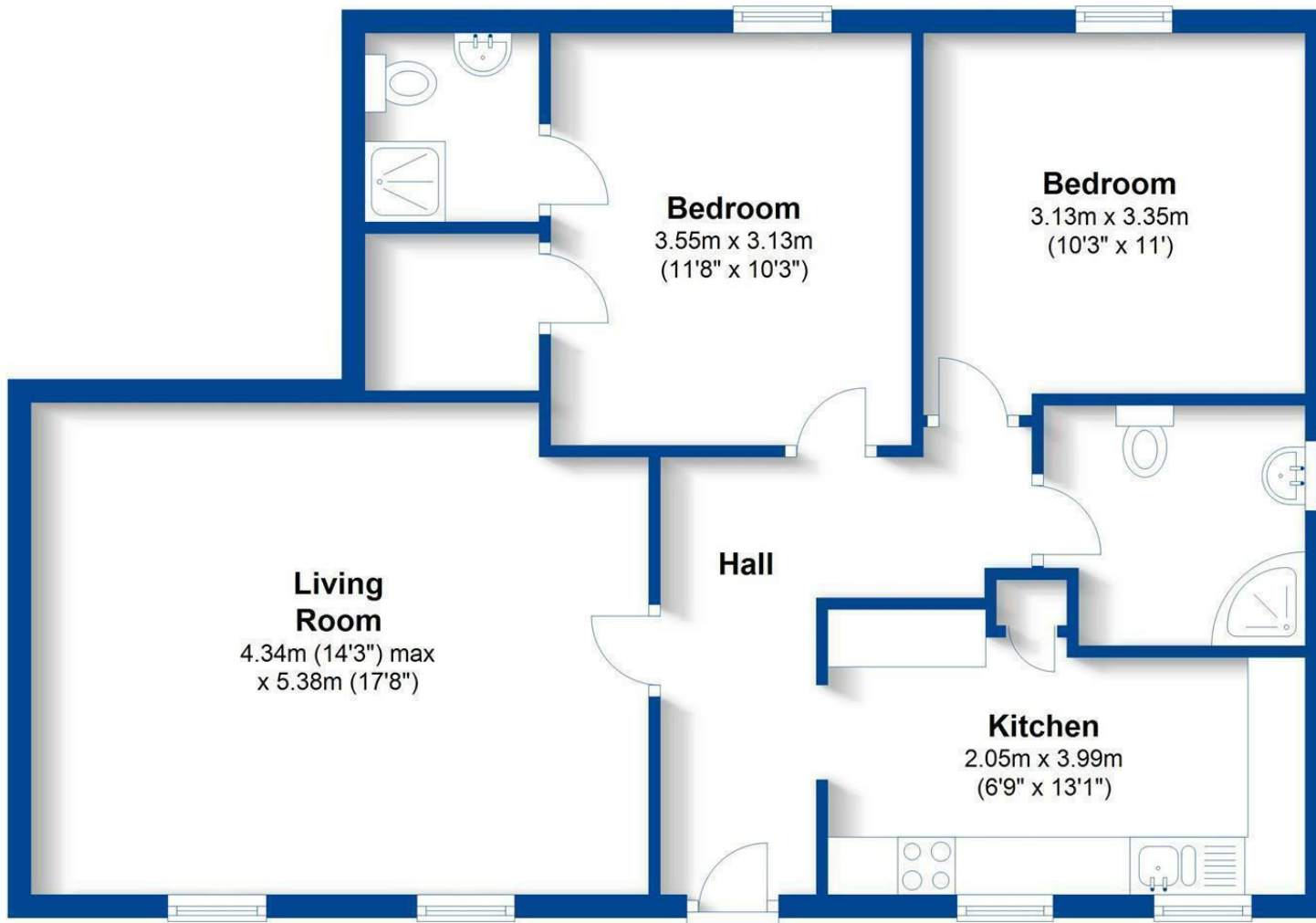
To the exterior the courtyard lends itself as a private space for your enjoyment over the warmer months. Externally the grounds are well maintained, and the apartment offers two allocated parking bays and is offered PART-FURNISHED. Council Tax Band E. Energy Rating C.





Ground Floor

Approx. 72.9 sq. metres (784.9 sq. feet)



Key Features

- AVAILABLE EARLY JUNE
- Leamington Spa
- Two Bedrooms, Two Bathrooms
- Ground Floor Apartment
- Part-Furnished
- Accessible to Leamington & Warwick Town Centre
- Courtyard Entrance/Garden Space
- Two Allocated Parking Spaces
- Energy Rating C
- Council Tax Band E

£1,295 PCM