



Arlington Avenue, Leamington Spa, CV32 5HR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 18th August *** This spacious two/three-bedroom duplex apartment is situated in a quiet residential area to the north of Leamington Spa.

This property comprises in brief: Entrance hallway with understairs storage, modern kitchen with shaker style cabinetry and appliances included (dishwasher, washing machine and fridge freezer). Light and bright living room offers ample space to combine a dining area, and with direct access to the private balcony overlooking Arlington Avenue. Bedroom three is a flexible space off from the living area, ideal for a single bedroom or an excellent home office.

To the first floor: Two double bedrooms, main bedroom to the rear elevation with ensuite shower room, a further double bedroom with access to a walk-on balcony, main bathroom with shower over bath and separate WC.

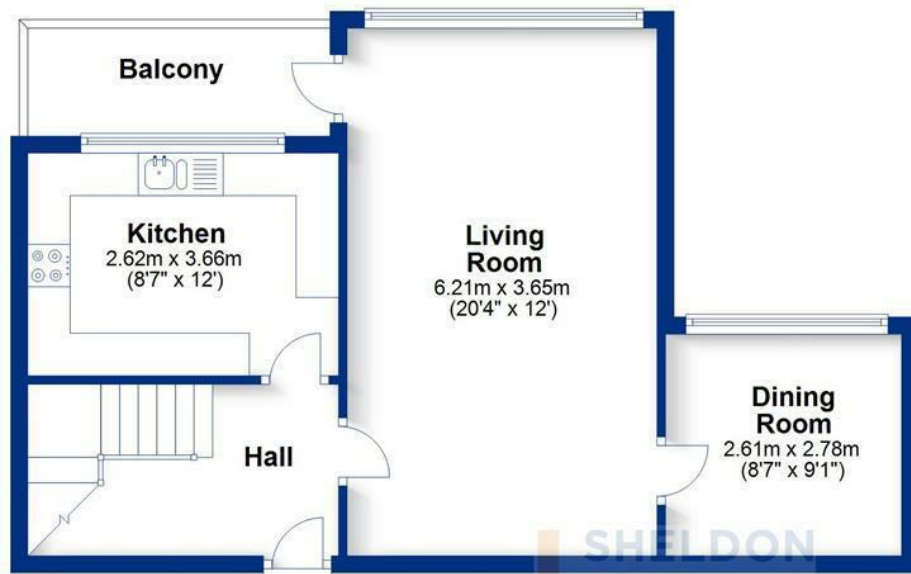
With residents on street parking and personal garage included this property is offered UNFURNISHED. Council Tax Band D. Energy Rating D. Sorry, no pets are permitted within this complex due to headlease stipulations - no lift access. *Please note that previous images have been provided for illustrative purposes*





Second Floor

Approx. 48.0 sq. metres (516.7 sq. feet)

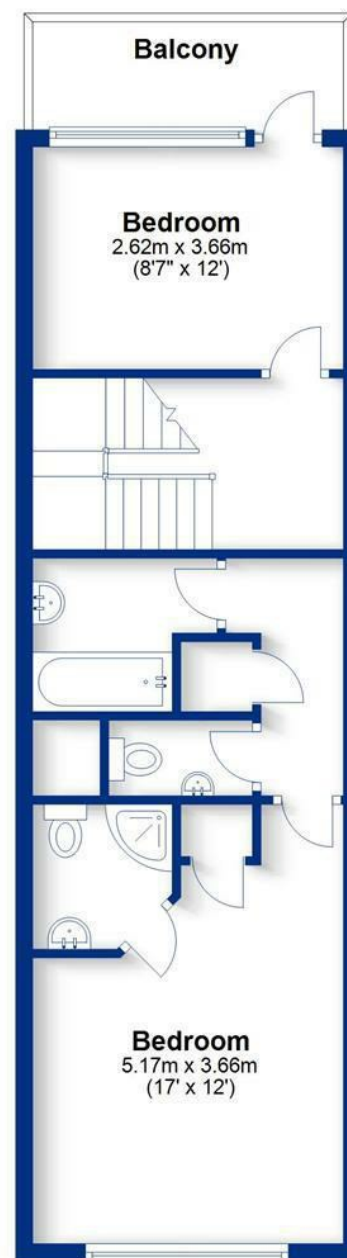


Total area: approx. 95.2 sq. metres (1025.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight Limited. Not to be reproduced

Third Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



Key Features

- AVAILABLE 18th AUGUST
- Leamington Spa
- Three Bedrooms, Two Bathrooms
- Duplex Apartment
- Unfurnished
- Communal Gardens
- Ideal Location Close to Town Centre
- On Street Parking & Personal Garage Included
- Energy Rating D
- Council Tax Band D

£1,495 PCM