



Parade, Leamington Spa, CV32 4NL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Offered for sale with no chain a two bedroom modern apartment positioned in the very heart of Royal Leamington Spa's vibrant town centre, and giving excellent access to the train station and Jephson Gardens.

Internally this contemporary styled first floor property comprises of an entrance hallway, an exceptionally spacious open plan living kitchen area with access to the large communal terrace area, two good sized bedrooms and a modern fitted bathroom. There is also one allocated parking space which is secure and gated.

This super property would ideally suit professional first time buyers and a viewing is recommended to appreciate the size and position within the development.



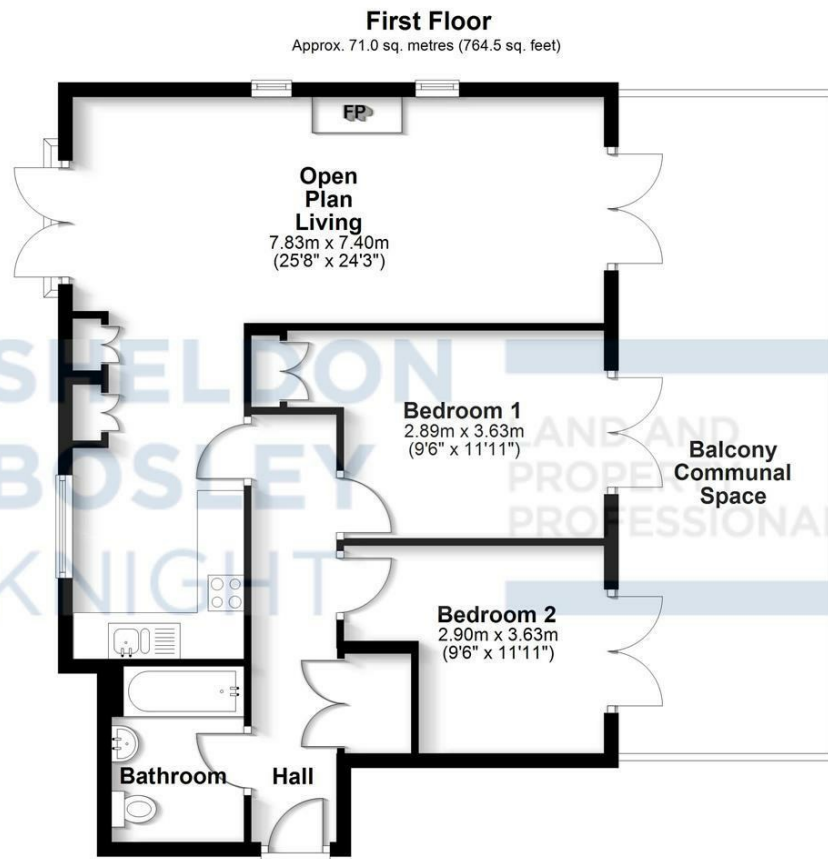


Key Features

- Sought after development
- Central Location
- First floor apartment
- Underground allocated and secure parking
- Overlooking a large communal terrace
- Well presented throughout
- Chain free purchase
- Lengthy lease
- Lift to all floors
- Energy rating C

**Offers Over
£239,950**





Total area: approx. 71.0 sq. metres (764.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - D

Local Authority
Warwick



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS