



Beauchamp Avenue, Leamington Spa, CV32 5RF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This bright and spacious top floor two bedroom duplex apartment with lift access is situated just a short walk from the town centre where there are an array of bars, restaurants and shops.

This property comprises in brief - Hallway with storage cupboard, kitchen with range of appliances, generous living/dining room with under stairs cupboard and feature electric fireplace.

To the first floor there are two well proportioned double bedrooms with fitted wardrobes and the main bedroom to the front elevation has a private balcony overlooking Clarendon Square, modern bathroom with full suite including shower over bath.

There is also the added benefit of a garage en bloc.







Total area: approx. 88.3 sq. metres (950.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Key Features

- Top floor duplex apartment
- Garage en bloc
- Very sought after town centre location
- Two double bedrooms
- Refitted bathroom
- Spacious living room
- No Chain

**Offers Over
£275,000**

EPC Rating - E

Tenure - Leasehold

Council Tax Band - C

Local Authority -
Warwick District Council

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