



THORNTON  
HOUSE

Kenilworth Road, Leamington Spa, CV32 6JD

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This ideally located first floor two-bedroom apartment is set within a high-quality period conversion, within walking distance to Leamington Spa town centre which boasts an array of independent shops, bars and restaurants.

The property comprises in brief - Entrance hall with wooden flooring, useful storage cupboard which houses the washer/dryer, well-proportioned open plan living space with modern kitchen with ample storage and integrated appliances (fridge/freezer, microwave and dishwasher), ample space to create dining space with own table and chairs.

Two well-proportioned double bedrooms located to either side of living room, both light and bright and with built in wardrobes. The bedroom to the front elevation includes a stylish ensuite shower room. The second double bedroom, to the rear elevation includes a spacious bathroom with full suite including shower over bath.

With one allocated parking space this property is offered part-furnished (as seen). Energy Rating C. Council Tax Band C. (Sorry no pets permitted due to headlease stipulations).









Total area: approx. 68.4 sq. metres (736.7 sq. feet)

## Key Features

- AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Two Bedrooms, Two Bathrooms
- First Floor Apartment
- Walking Distance to town Centre
- Excellent Commute Options
- Allocated Parking Space for One Car
- Energy Rating C
- Council Tax Band C
- Sorry No Pets Permitted due to Headlease Stipulations

**£1,325 PCM**