



Kenilworth Road, Leamington Spa, CV32 5TF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This spacious apartment is situated within a highly convenient town centre location just a short stroll from all amenities and shops on the Parade and offers lovely views from the front which extend over Christchurch Gardens and its adjacent tennis courts.

The property, which does require updating, is offered for sale with the benefit of no onward chain.

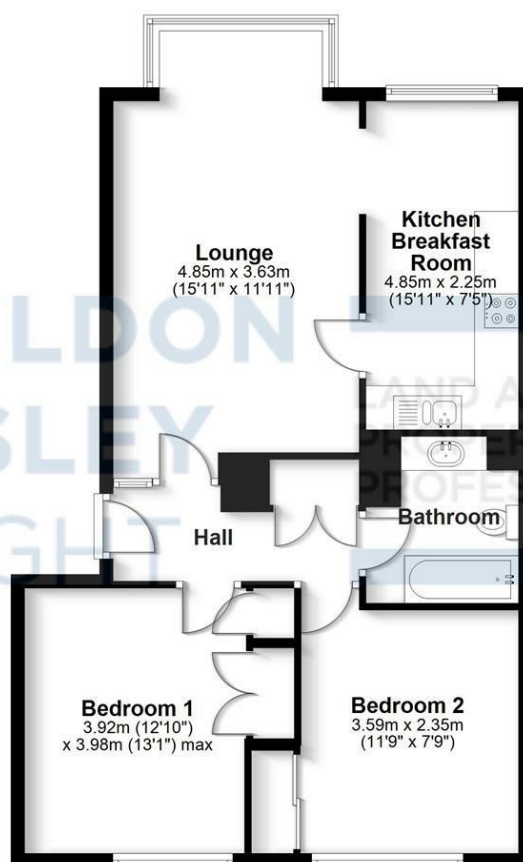
The accommodation comprises - Entrance hall, a well proportioned and spacious living room with lovely views, kitchen/dining room, two double bedrooms and bathroom.

There are pleasant communal grounds mainly laid to lawn to the front of the development, a single garage en-bloc located to the rear of the development along with non-allocated residents parking.





First Floor
Approx. 72.4 sq. metres (779.4 sq. feet)



Total area: approx. 72.4 sq. metres (779.4 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.

Key Features

- Spacious town centre apartment
- Two double bedrooms
- Views over Christchurch Gardens
- Garage en bloc
- Requires updating
- Generous living room
- Breakfast kitchen
- No chain

Guide Price
£205,000

EPC Rating - C

Tenure - Leasehold - Share of Freehold

Council Tax Band - C

Local Authority -
Warwick District Council

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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