



Arlington Avenue, Leamington Spa, CV32 5HR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

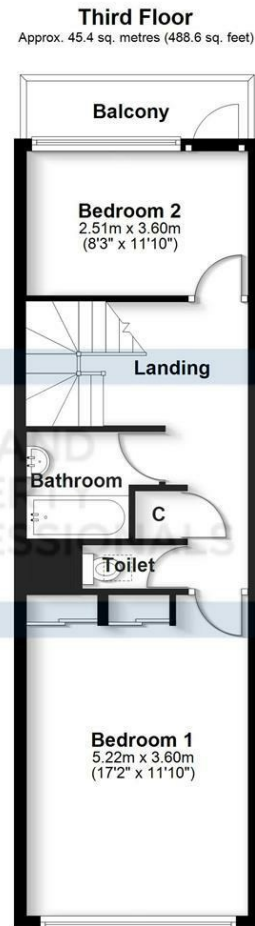
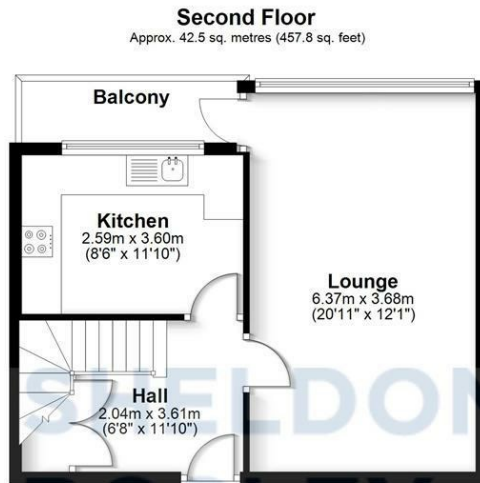
A very spacious duplex apartment, located in this highly regarded cul de sac location with views over Leamington cricket ground and affording easy access into the town centre. In brief the property comprises - Entrance hall, spacious living room with door to covered front balcony, and fitted kitchen with integrated kitchen appliances.

A staircase rises from the hall to the first floor landing off which there is a large master bedroom with views to the rear over the communal gardens, further bedroom to the front with door leading to front balcony, bathroom and additional separate w.c.

Outside there are well kept communal gardens to the front and rear, and a single garage en bloc to the rear.







Total area: approx. 87.9 sq. metres (946.4 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 duplex apartment
- Two double bedrooms
- Sought after North Leamington location
- Garage en bloc
- Living room
- Two balconies
- Easy access into the town centre

Guide Price
£215,000

EPC Rating - C

Tenure - Leasehold

Council Tax Band - D

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.

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