



Beauchamp Hill, Leamington Spa, CV32 5LR

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
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# Property Description

\*\*\* AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* A delightful lower-ground-floor apartment in this lovely converted villa, positioned just to the west of Leamington Spa town centre, affording easy walking access to the town's boutiques, restaurants and bars.

The accommodation comprises, in brief: private and secure courtyard entrance; entrance hall with cloaks cupboard; spacious living/dining room; well-appointed kitchen with appliances included (dishwasher, washing machine and fridge/freezer); office area; double bedroom with adjoining dressing area; and bathroom with full suite, including a (height-restricted 175 cm) shower over bath.

The property has a number of desirable characteristics, notably timber floors, a very good amount of built-in storage, and a high standard of presentation throughout. With on-street permit parking, this property is offered unfurnished. Energy Rating: D. Council Tax Band: B





## Lower Ground Floor

Approx. 72.3 sq. metres (778.1 sq. feet)



Total area: approx. 72.3 sq. metres (778.1 sq. feet)

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

- AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- One Bedroom
- Lower Ground Floor Apartment
- Dedicated Work from Home Space
- UNFURNISHED
- Walking Distance to Town Centre
- Private & Secure Entrance
- Energy Rating D
- Council Tax Band B

**£1,150 PCM**