



Warwick New Road, Leamington Spa, CV32 5JF

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 15th AUGUST *** This stunning 3 bedroom ground floor apartment is ideally located to reach Leamington Spa Town Centre by foot and provides convenient access to all major commute routes. Set within a pretty Georgian conversion you will enter through your own private front door.

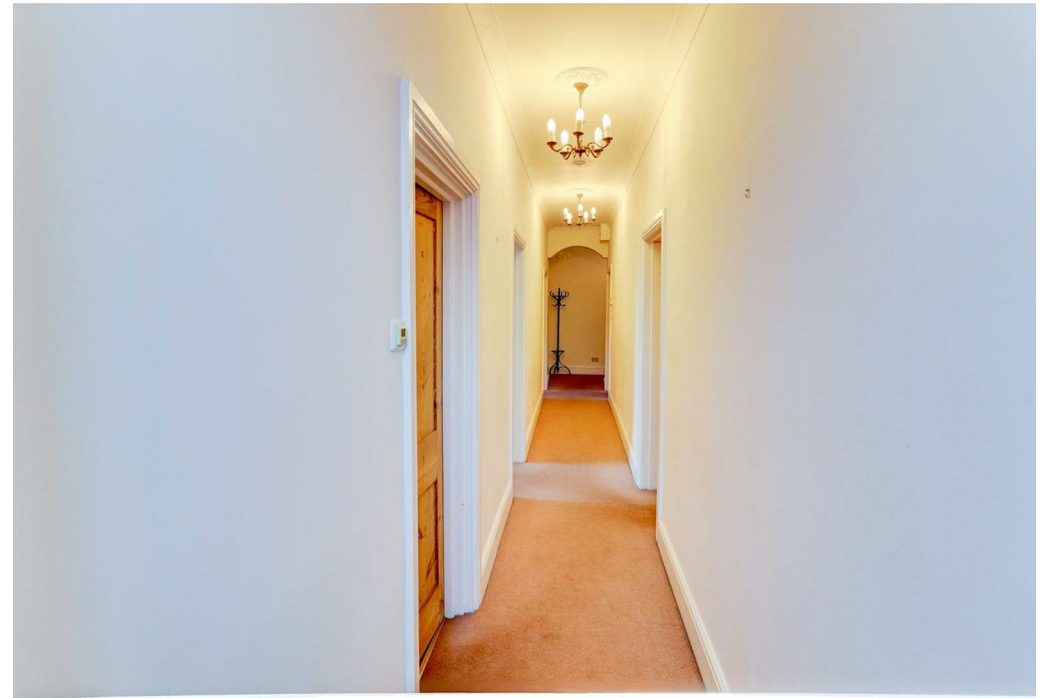
This spacious home comprises in brief: Grande hallway with beautifully high ceilings and characteristic attention to detail. Fully fitted kitchen with Belfast sink, quarry tiles and breakfast bar, appliances included (washing machine, dishwasher, under counter fridge & freezer). Living room with spectacular large windows allowing the evening sun through, feature fireplace and ample space to add dining table and chairs.

Two double bedrooms with garden outlook, third bedroom with ensuite shower room with shower, WC and hand basin, heated towel rail and underfloor heating, great alternative use as an office/generous walk-in wardrobe.

Incredibly spacious main bathroom with separate roll top bath and walk-in double shower, with rainfall shower head and underfloor heating throughout.

To the front of the apartment is a little courtyard and small storage shed. Accessed via the hallway is a further courtyard for sole use or you may wish to enjoy the communal garden, mainly laid to lawn, in the warmer months. This property is offered UNFURNISHED. Residents parking available for one car, further spaces may be found to Warwick New Road with no permit needed. EPC Rating C. Council Tax Band C.







Key Features

- AVAILABLE 15th AUGUST
- Leamington Spa
- 3 Bedrooms, 2 Bathrooms
- Ground Floor Apartment
- Unfurnished
- Close to Town Centre
- Private Use Courtyard
- Residents Parking
- Energy Rating C
- Council Tax Band C

£1,350 PCM