



Kenilworth Road | Leamington Spa | CV32 6JE

Offers in excess of £210,000



KINGSWAY
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Key features

- Ground Floor Apartment With Private Entry
- Garage & Allocated Parking Space
- Two Double Bedrooms
- EPC Rating: C

Description

Kingsway Estate Agents are excited to bring to the market this stunning two, double bedroom, ground floor apartment. Located on Kenilworth Road in North Leamington, this is an unrivalled location, and is within walking distance of the town centre.

In brief, the property comprises; welcoming entrance hallway, accessed via private front door, large living/dining room, kitchen, two double bedrooms and a newly renovated family bathroom. There is a single garage and allocated parking space, along with lovely communal gardens.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: C



Living/Dining Room

16'9" x 12'11"

Kitchen

9'8" x 5'4"

Bedroom One

11'11" x 9'11"

Bedroom Two

11'11" x 9'10"

Bathroom

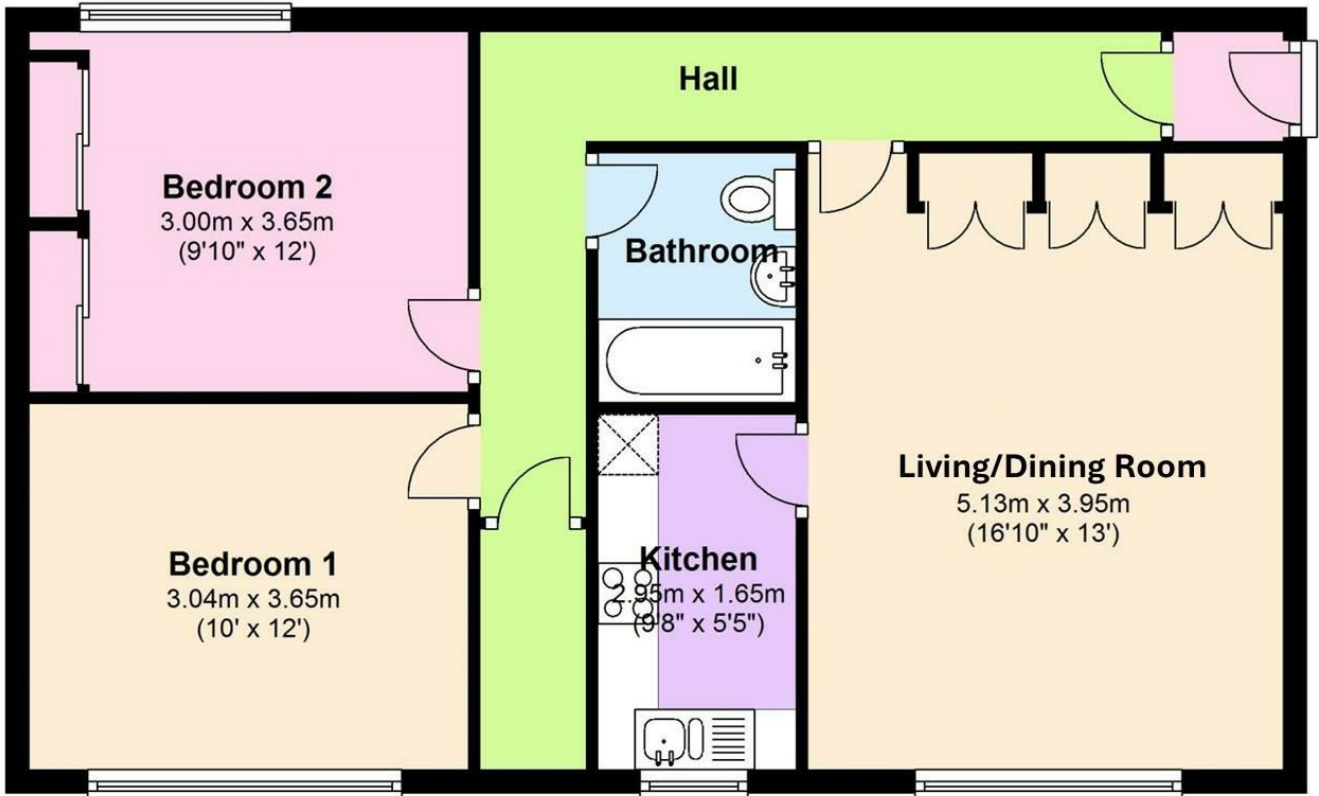
6'9" x 5'4"







Floor plans



Ground Floor

Total Floor Area Approx. 64 sq. metres (688.61 sq. feet)



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The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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