



Warwick Place, Leamington Spa, CV32 5DB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE MID/END JANUARY -  
DEPOSIT ALTERNATIVE AVAILABLE \*\*\*

This two-bedroom top floor flat is superbly located to reach Leamington Town Centre within minutes on foot and is also close proximity to the train station and all major commute routes such as M40/A46 corridor.

This wonderfully located home comprises in brief: Hallway, generous living/dining room with private balcony overlooking Warwick Place. Spacious kitchen with appliances included (fridge/freezer, dishwasher & washing machine). Two Double bedrooms both furnished to included storage. Bathroom with bath, including shower over and separate WC.

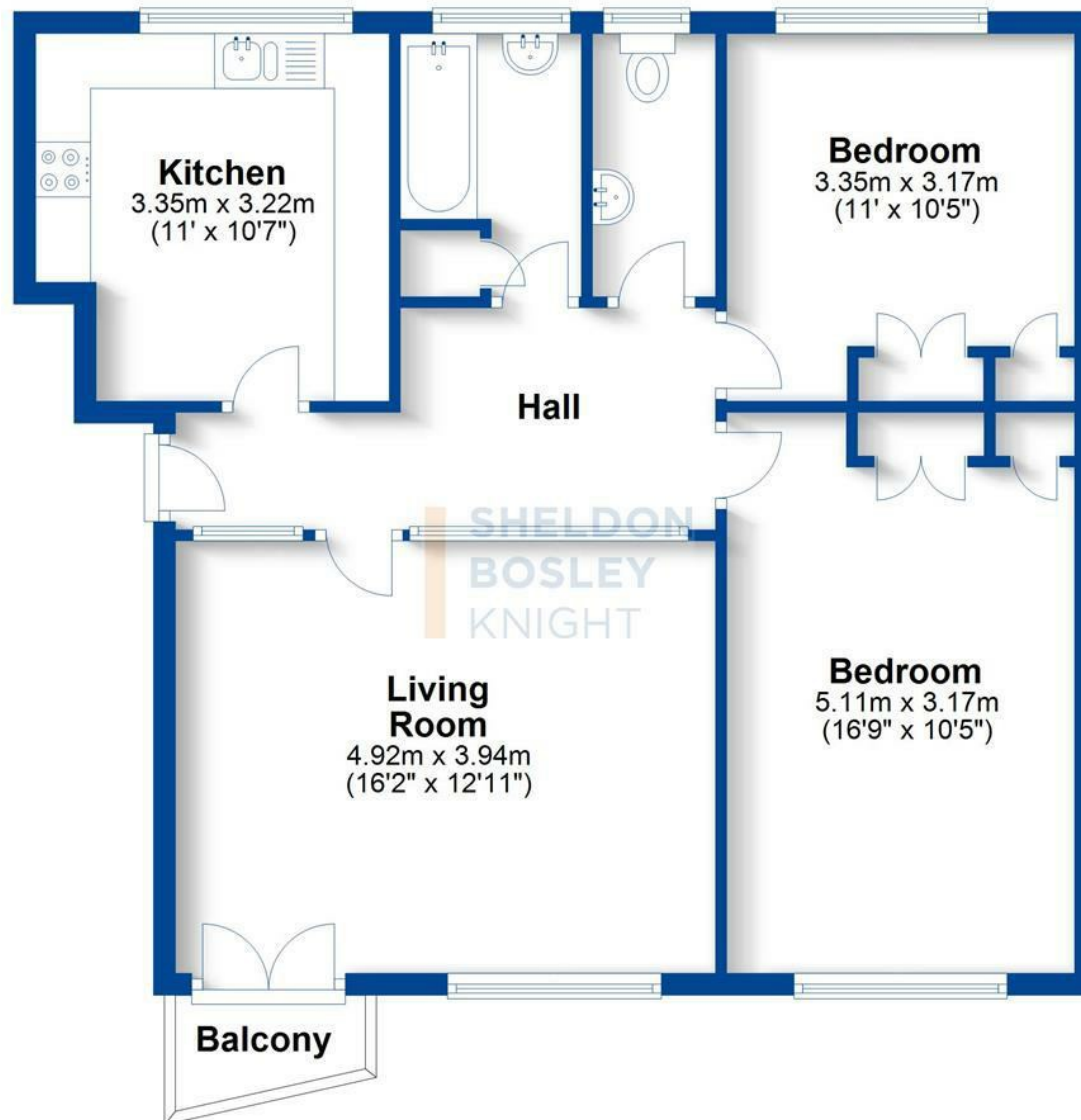
With ample resident's parking and garage En Bloc this property is offered PART-FURNISHED. Council Tax Band C. Energy Rating Exempt. NO PETS ALLOWED Due to Headlease Stipulations





## Second Floor

Approx. 73.8 sq. metres (794.3 sq. feet)



Total area: approx. 73.8 sq. metres (794.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight Limited. Not to be reproduced

## Key Features

- AVAILABLE MID/END JANUARY
- Leamington Spa
- Two Bedrooms
- Second Floor Flat
- Part Furnished/Unfurnished
- Close to Town Centre
- Garage Enbloc
- Council Tax Band C
- Energy Rating EXEMPT
- NO PETS ALLOWED Due to Headlease Stipulations

**£1,025 PCM**