



Avenue Road, Leamington Spa, CV31 3ND

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

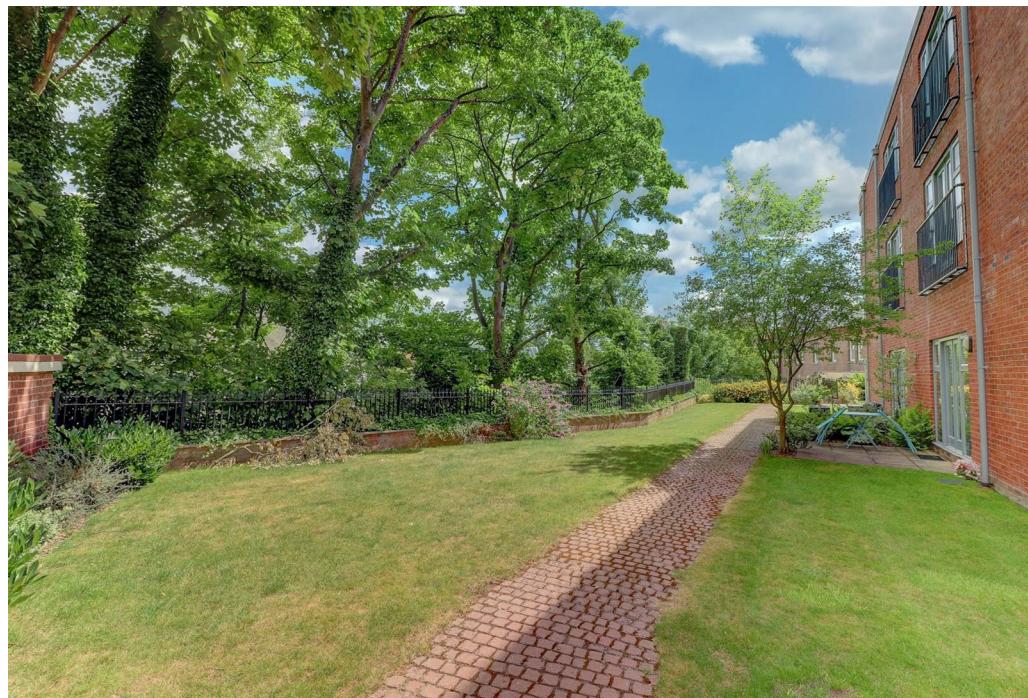
\*\*\* AVAILABLE 7th MARCH - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This top floor apartment was built by Charles Church in 2005 and conveniently positioned just a short stroll from Leamington Spa town centre and the railway station, modern living amongst character charm.

Comprising in brief: Entrance hallway, open plan living room/kitchen with appliances included (dishwasher, fridge, freezer and washing machine) and dual aspect windows.

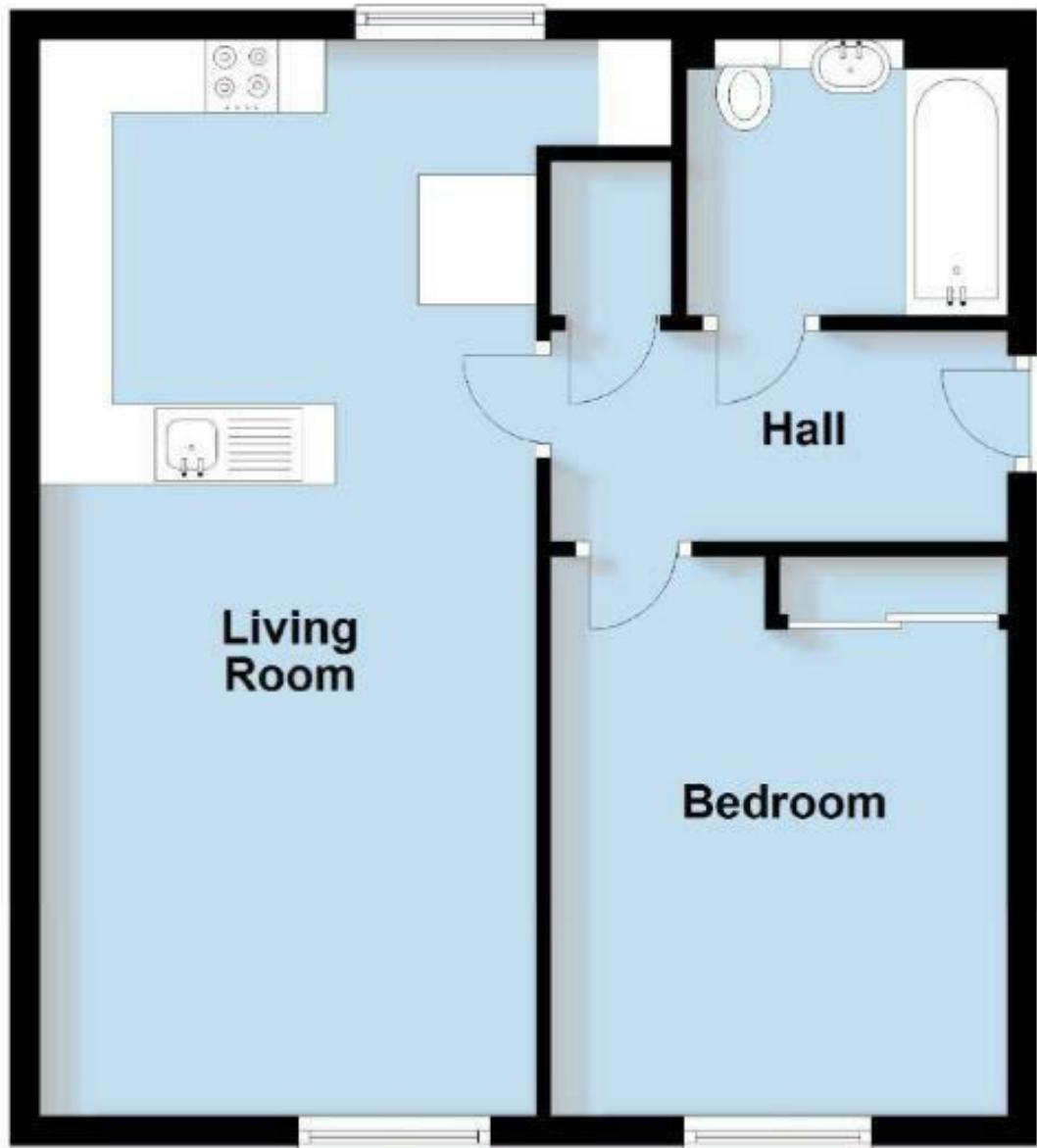
Well proportioned double bedroom with fitted wardrobes, carpeted throughout. Contemporary bathroom with full suite including shower over bath, mainly tiled throughout with heated towel rail.

With an allocated parking space accessed through security gates and shared communal grounds this property is offered UNFURNISHED. Council Tax Band B. Energy Rating D Viewing highly recommended to appreciate standard and location on offer. Sorry NO PETS due to headlease stipulations.





Approx. 48.9 sq. metres (526.7 sq. feet)



Total area: approx. 48.9 sq. metres (526.7 sq. feet)

## Key Features

- AVAILABLE 11th MAY - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- One Double Bedroom
- Top Floor Apartment
- Unfurnished
- Excellent Location
- Close to Town Centre & Train Station
- One Allocated Parking Space
- Council Tax Band B
- Energy Rating D

**£1,025 PCM**