







Modern, fully refurbished two bedroom apartment

Perfectly positioned on the corner of Rugby Road and Guy's Cliffe Avenue, this modern first-floor apartment offers contemporary living within a mile of Leamington Spa station and just a short stroll from the town centre. The property features a well equipped kitchen and a spacious living / dining area, two well-proportioned bedrooms, and a modern bathroom. With good sized allocated parking

and a sleek, modern exterior complemented by high-quality interior finishes, this apartment is an ideal choice for first-time buyers or investors alike.

Safety - Carbon, heat and smoke alarms installed, along with entry system.

The property is available leasehold on a 999 year lease with a peppercorn ground rent and an annual service charge of £1984.16 - This information should be checked and verified by your legal representative.



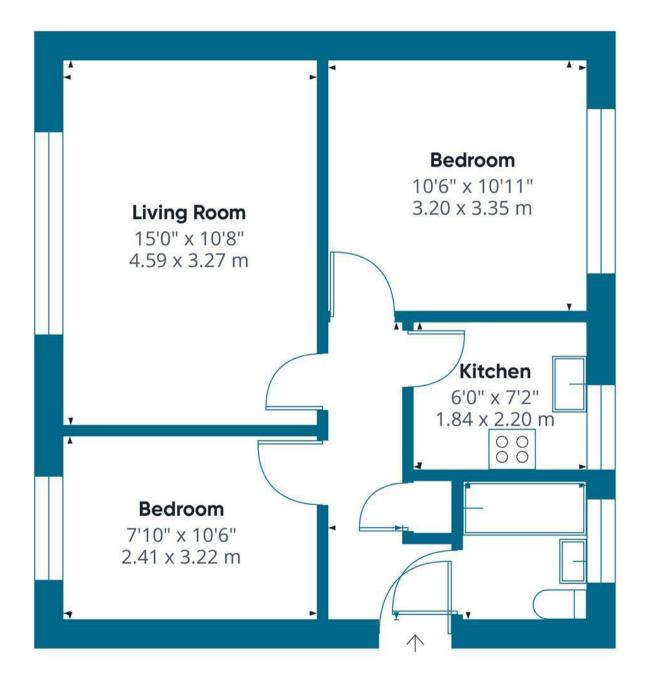














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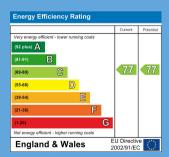
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