



Arlington Avenue, Leamington Spa, CV32 5HR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

*** AVAILABLE 31st AUGUST *** Situated in a peaceful residential location on the northern side of Leamington Spa, this spacious and versatile two/three-bedroom duplex apartment offers generous accommodation arranged over two floors.

The property briefly comprises an entrance hallway with useful under-stairs storage, a contemporary fitted kitchen featuring attractive shaker-style cabinetry and integrated appliances, including a dishwasher, washing machine, and fridge freezer. The bright and airy living room provides ample space for both relaxing and dining, with direct access to a private balcony overlooking Arlington Avenue. Adjacent to the living area is a flexible third bedroom, which could equally serve as an ideal home office, study, or guest room.

On the upper floor, there are two well-proportioned double bedrooms. The principal bedroom enjoys the benefit of an en-suite shower room, while the second bedroom offers access to a private walk-on balcony. A family bathroom with shower over bath and a separate WC complete the accommodation.

Further benefits include residents' on-street parking and a private garage. The property is offered unfurnished.

Council Tax Band D. EPC Rating D.

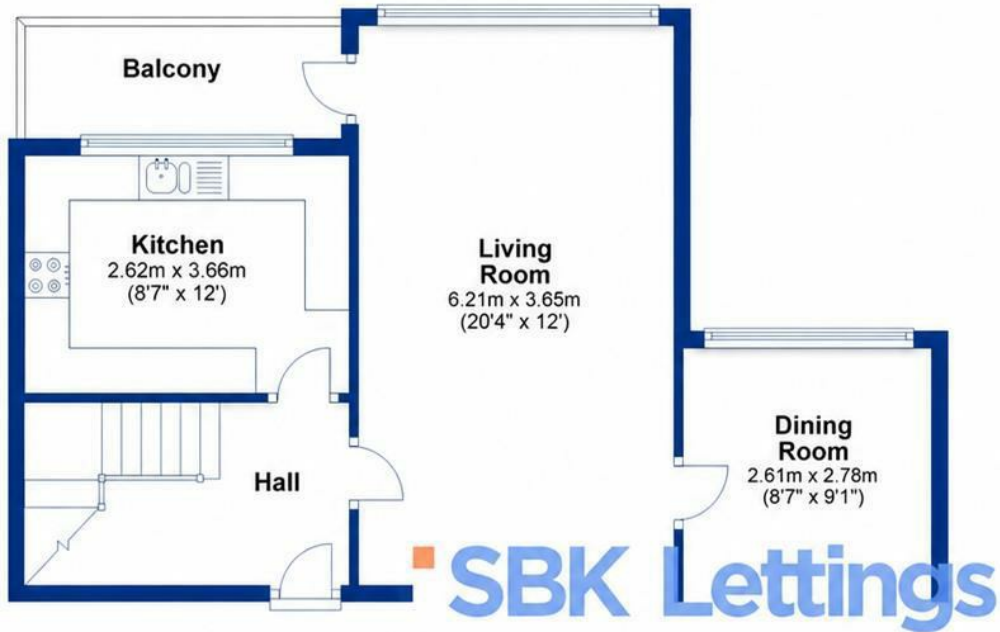
Please note: There is no lift access.





Second Floor

Approx. 48.0 sq. metres (516.7 sq. feet)

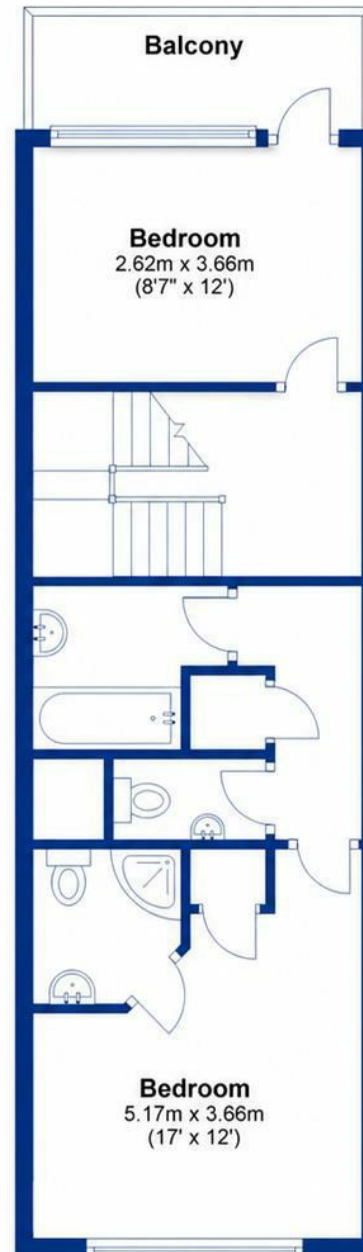


Total area: approx. 95.2 sq. metres (1025.2 sq. feet)

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

Third Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



Key Features

- AVAILABLE 31st AUGUST
- Leamington Spa
- Three Bedrooms, Two Bathrooms
- Duplex Apartment
- Unfurnished
- Communal Gardens
- Ideal Location Close to Town Centre
- On Street Parking & Personal Garage Included
- Energy Rating D
- Council Tax Band D

£1,525 PCM