



Milverton Terrace, Leamington Spa, CV32 5BE

**SHELDON
BOSLEY
KNIGHT**

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Property Description

*** AVAILABLE MID-SEPTEMBER *** This spacious and beautifully presented two double bedroom, two bathroom apartment enjoys an enviable location just a couple of minutes' walk from Leamington Spa town centre, placing a wide choice of boutique shops, independent restaurants, cafés and stylish bars right on the doorstep.

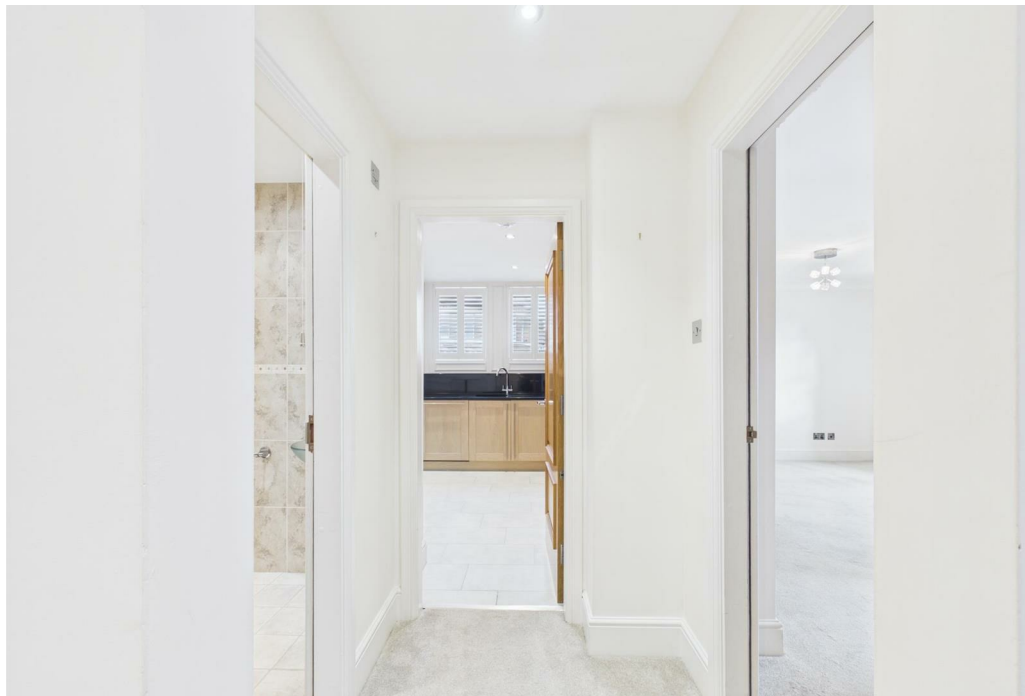
The apartment offers well-proportioned accommodation throughout, complemented by attractive period features and a high standard of presentation. The accommodation briefly comprises an entrance hall with cloak area, impressive living/dining room with characterful high ceilings, and a well-appointed breakfast kitchen with integrated dishwasher, washing machine and fridge/freezer. Space for own condenser tumble dryer to the hallway cupboard.

There are two generous double bedrooms, both benefiting from built-in wardrobes and ensuite facilities, together with a separate cloakroom/WC.

The location is particularly well suited to commuters. Leamington Spa railway station is within easy reach of the town centre, providing regular services towards Coventry, Birmingham and London, with Chiltern Railways and Cross-country services also offering connections towards destinations including Oxford, Banbury and beyond. Local bus services are also readily accessible, with nearby stops providing routes towards Warwick, Coventry, Kenilworth, Stratford-upon-Avon, the University of Warwick and surrounding areas. The property is also conveniently positioned for road connections, with the M40 approximately 10 minutes away, providing straightforward access towards Birmingham, Oxford and the wider motorway network.

The property benefits from on-street permit parking and is offered UNFURNISHED. Council Tax Band E. Energy Rating D.





Key Features

- AVAILABLE MID SEPTEMBER
- Leamington Spa
- Two Ensuite Bedrooms & Guest WC
- Spacious and Modern Deluxe Apartment
- Unfurnished
- Excellent Location, Close to Town Centre
- Superb Commute Options and Accessibility
- Ample On Street Permit Parking
- Council Tax Band E
- Energy Rating D

£1,670 PCM



Approximate total area⁽¹⁾
967 ft²
89.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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