



Cross Street, Leamington Spa, CV32 4PX

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE - CENTRAL LEAMINGTON \*\*\* Three-bedroom period home nestled in the heart of Leamington Spa, just moments from the vibrant town centre. The property places you within immediate reach of an array of independent cafes, restaurants, boutique shops, and the town's renowned green spaces, such as Jephson Gardens.

Cross Street itself forms part of this historic urban fabric, where traditional charm meets modern living.

The property offers a bright, open-plan living/dining room with a traditional bay window, feature fireplace, and exposed brick wall, alongside a sleek modern kitchen with appliances included (washing machine, dishwasher, and fridge/freezer).

Upstairs comprises a contemporary bathroom with a full suite, including a shower over bath, one double bedroom and a single bedroom, with a further spacious double bedroom on the top floor featuring useful eaves storage.

Additional benefits include a private rear garden with shed and gas central heating throughout.

Ideally located within walking distance of the train station, with easy access to the A46 and M40, perfect for commuters. With on-street parking (permit required via WDC), this property is offered unfurnished. Council Tax Band C. Energy Rating E. \*New carpets to be fitted throughout





# Key Features

- AVAILABLE NOW
- DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Three Bedrooms
- Private Rear Courtyard Garden
- Excellent Central Location
- Walking Distance to Train Station
- Character home with Modern Touch
- Energy Rating E
- Council Tax Band C



**£1,495 PCM**