



Badgers Retreat | Leamington Spa | CV31 1AH

Guide price £195,000



KINGSWAY
ESTATE AGENTS

Key features

- Spacious Ground Floor Apartment
- Direct Access To Outdoor Space
- Newly Fitted Bathroom
- One Allocated Parking Space
- 980 Year Lease
- EPC Rating: C

Description

Kingsway Estate Agents are delighted to present this exceptional two-bedroom ground floor apartment with garden access, ideally positioned in one of Leamington Spa's most sought-after locations.

Upon entering, you are welcomed by a spacious entrance hall that flows effortlessly into the bright and airy living room. French patio doors open directly onto the patio area, creating a wonderful indoor-outdoor feel and allowing natural light to flood the space.

The property further benefits from a generous and well-appointed kitchen/breakfast room, offering ample workspace and plenty of room for a dining table — perfect for both everyday living and entertaining.

The accommodation also comprises a spacious primary bedroom, again featuring French patio doors to the second patio, a second double bedroom, and a newly fitted stylish modern family bathroom.

Externally, the property boasts an allocated parking space and access to a shared garden, enhancing its overall appeal.

Properties of this quality and location generate significant interest — early viewing is highly recommended to avoid disappointment.

EPC Rating: C



Living Room

13'8" x 9'3"

Kitchen/Breakfast Room

11'4" x 10'9"

Bedroom One

12'5" x 8'3"

Bedroom Two

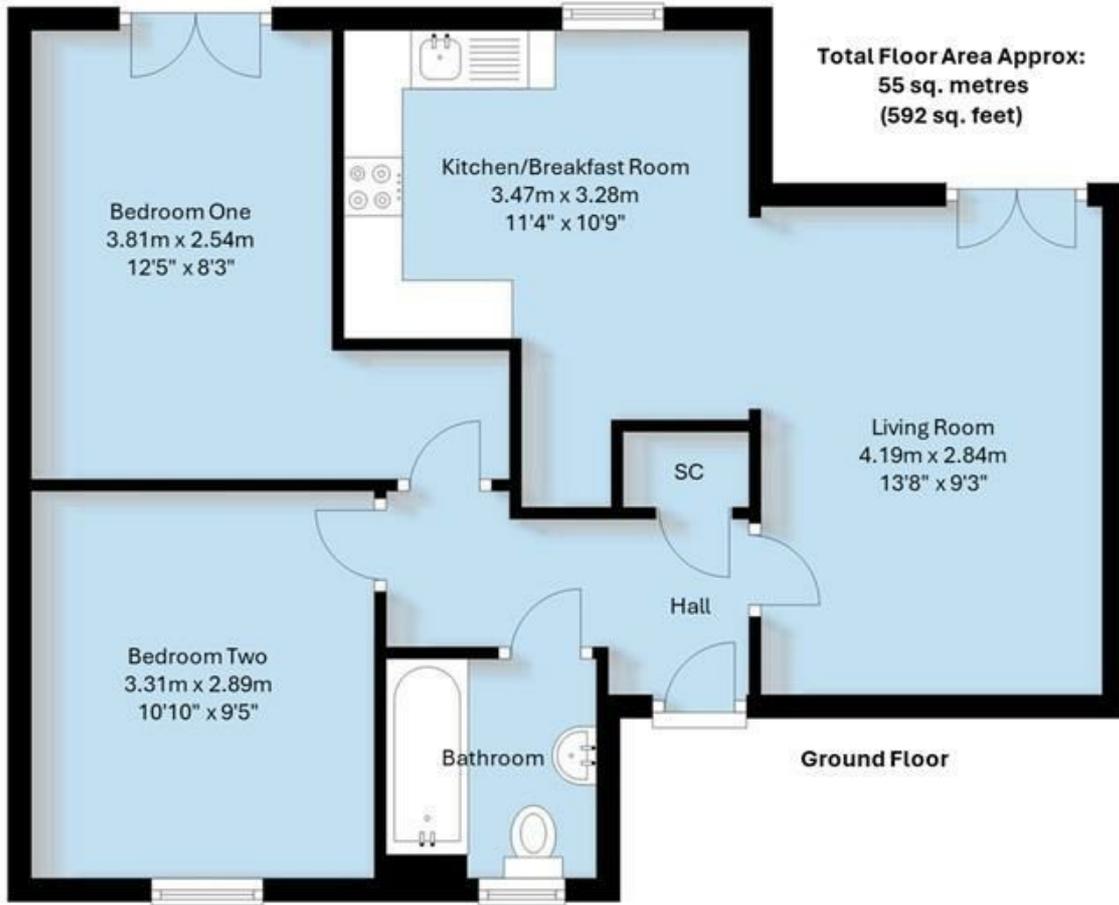
10'10" x 9'5"







Floor plans



 **KINGSWAY** ESTATE AGENTS The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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