



Dale Street, Leamington Spa, CV32 5HH

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 17th JULY - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This charming and well-presented top-floor apartment enjoys a prime location in the heart of Leamington Spa town centre. An excellent selection of boutique shops, independent cafés, bars, and restaurants can be found just moments from the doorstep, while Leamington Spa train station and several local parks are also within easy walking distance.

The accommodation briefly comprises a communal entrance from the street leading to a spacious private hallway, offering a generous storage area and additional space ideal for a home office or dressing area. There is a modern shower room fitted with a vanity unit and WC, alongside an open-plan living, dining, and kitchen area. The kitchen comes fully equipped with appliances, including a fridge/freezer and washing machine.

The property also benefits from a comfortable double bedroom with a built-in wardrobe and is carpeted throughout, creating a warm and inviting living environment.

Parking is available via a residents' permit scheme. The property is offered furnished, as shown in the photographs. Council Tax Band A. Energy Rating E.





## Third Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 41.7 sq. metres (448.8 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

## Key Features

- AVAILABLE 17th JULY - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- One Double Bedroom
- Third Floor Apartment
- Part Furnished
- Town Centre Location
- Close to Train Station
- On Street Parking (Permit)
- Council Tax Band A
- Energy Rating E

**£975 PCM**