



Wharf Lodge, Leamington Spa, CV31 3QD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 24th SEPTEMBER ***

Set within a private, secure gated community this first floor two-double bedroom apartment is excellently located to reach all amenities and major commute routes.

Modern presentation throughout and comprises in brief: Hallway with storage cupboard, spacious and light living room carpeted under foot with Juliet balcony looking over the Grand Union canal, well-proportioned kitchen with appliances included (washing machine, dishwasher and stand-alone fridge/freezer), two double bedrooms, both with built in mirrored wardrobes. Bathroom with full suite including shower over bath and storage cupboard.

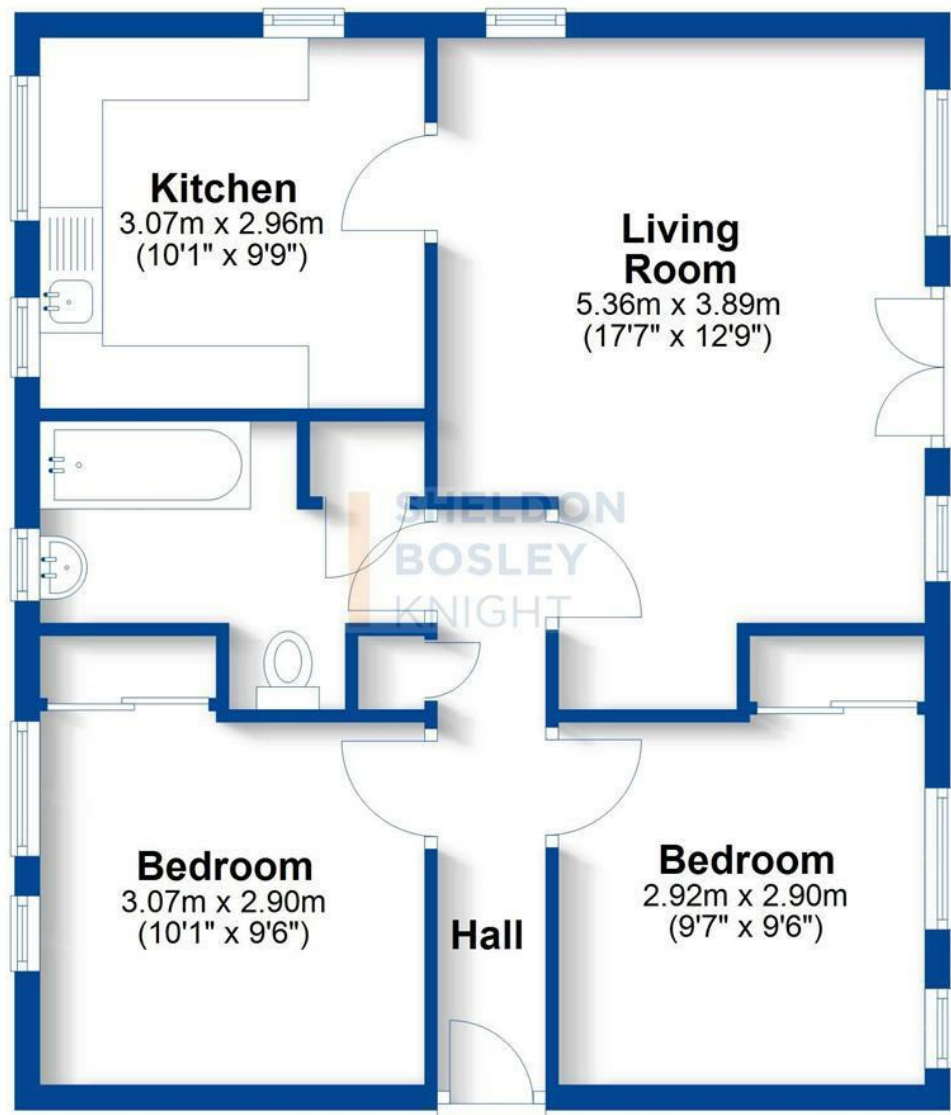
With residents parking and designated bicycle shelter this property is offered PART-FURNISHED. Council Tax Band C. Energy rating C. Please note that this building does not have lift access.





First Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



Total area: approx. 59.0 sq. metres (635.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Key Features

- AVAILABLE 24th SEPTEMBER
- Two Double Bedrooms
- Leamington Spa
- First Floor Apartment
- Excellent Location
- Nestled Next to the Grand Union Canal
- Easy Commute Access
- Resident's Parking
- Energy Rating C
- Council Tax Band C

£1,250 PCM