



Warwick New Road, Leamington Spa, CV32 6AA

# Property Description

\*\*\* AVAILABLE 8th AUGUST - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This spacious and beautifully presented two-bedroom lower ground floor apartment benefits from its own private entrance and enjoys a sought-after location on the western side of Leamington Spa. Ideally situated for convenient access to Warwick, Leamington Spa Railway Station, and the A46, the property is perfectly positioned for both commuters and local amenities.

The accommodation briefly comprises an entrance hall leading to a well-appointed breakfast kitchen complete with integrated appliances, including a fridge/freezer, dishwasher, and washing machine with drying function. The generous living and dining room is flooded with natural light, creating a bright and welcoming living space.

There are two well-proportioned double bedrooms, including a principal bedroom with built-in wardrobes and a private ensuite bathroom featuring a full suite with shower over bath. A separate shower room and additional WC are conveniently accessed from the hallway.

Further benefits include one allocated parking space. The property is offered unfurnished.

Council Tax Band E. Energy Performance Rating D.





## Ground Floor

Approx. 105.7 sq. metres (1138.0 sq. feet)



Total area: approx. 105.7 sq. metres (1138.0 sq. feet)

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

- AVAILABLE 8th AUGUST
- DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Two Bedrooms, Two Bathrooms & Separate WC
- Lower Ground Floor Apartment
- Unfurnished
- Deceptively Spacious
- Allocated Parking
- Council Tax Band E
- Energy Rating D

**£1,550 PCM**