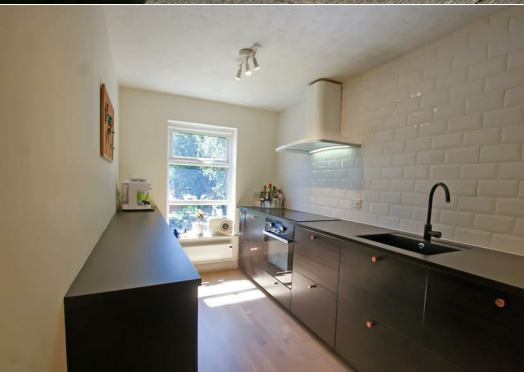




AVENUE ROAD, TOWN CENTRE

complete ●●●
SALES & LETTINGS



Situated in the heart of Leamington Spa, just minutes from the train station and adjacent to the pump room gardens this two bedroom duplex apartment is perfect for first-time buyers/investors. For rent with and having been recently renovated, this stylish apartment in brief offers; secure communal entrance with intercom system, Private parking for two vehicles, entrance hall, fully fitted kitchen, living and dining area, two double bedrooms, and shower room set across two floors., £10 Ground rent, approx £70 PCM Service charge



Situated in the heart of Leamington Spa, just minutes from the train station and adjacent to the pump room gardens this two bedroom duplex apartment is perfect for commuters. For rent having been recently renovated, this stylish apartment in brief offers; secure communal entrance with intercom system, Private parking for two vehicles, entrance hall, fully fitted kitchen, living and dining area, two double bedrooms, and shower room set across two floors.

Entrance Hall

Good sized Entrance Hall with under stairs storage, washing machine, intercom system and engineered oak flooring which continues throughout the first floor.

Kitchen

With stylish dark wood units, integrated appliances, electric oven and induction hob, full height bespoke storage, electric radiator, and new double glazed window.

Living/Dining Room

Spacious and light open plan living space with two double glazed windows made to measure blinds, contemporary wall and ceiling lights and electric radiator.

Bathroom

Contemporary tiled bathroom with large waterfall shower, modern square hand basin, WC, recently fitted towel rail and shaving point.

Second Bedroom

Having double glazed Velux window to rear garden with integrated blind, electric radiator wall lights, and fitted wardrobe.

Master Bedroom

Recently decorated double room with double glazed Velux window, walk-in storage/ wardrobe and electric radiator.

Communal Garden/Parking

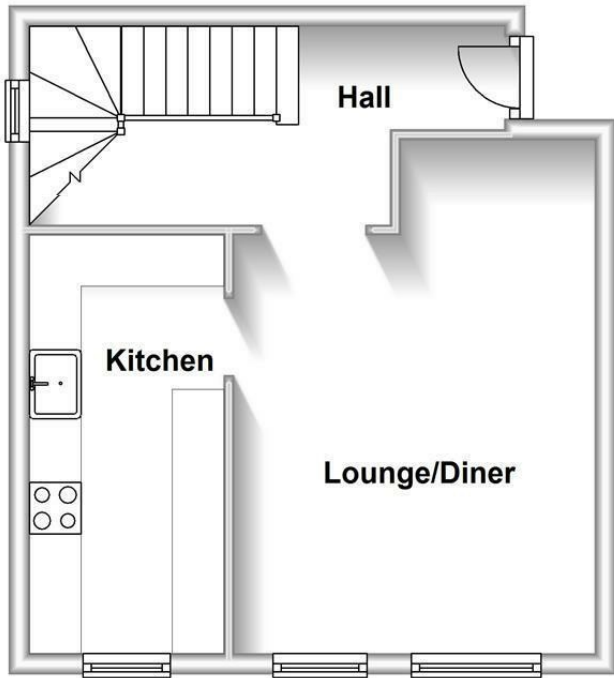
Having a grassed area with some seating and off road parking for two cars.

Location

The property is situated in the heart of Leamington Spa just a minutes walk from Leamington Spa town centre and all that it has to offer. Access to local towns is easy with main road links nearby and rail station only minutes away with trains to London in just over one hour. Leamington has a wealth of regal properties, cafes, restaurants, and bars to enjoy amongst great shopping and beautiful parks all within walking distance from this property.

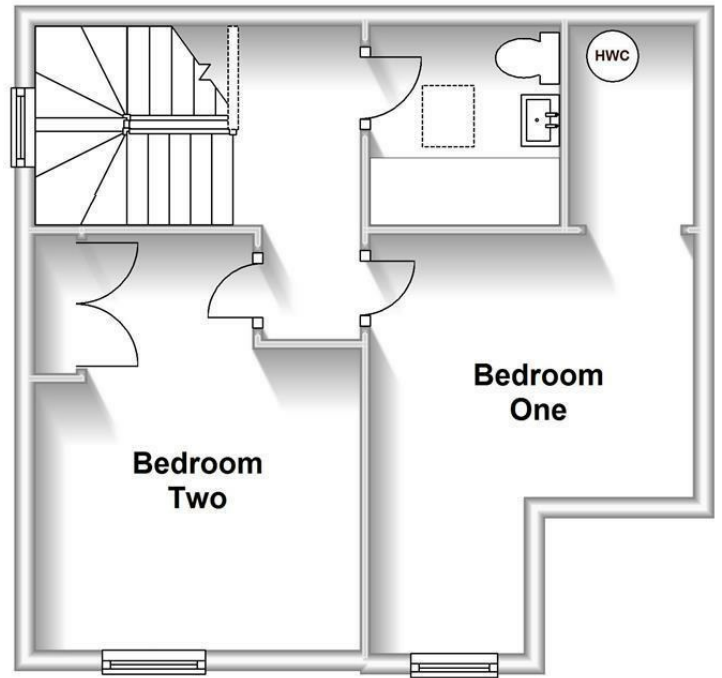
Ground Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



First Floor

Approx. 21.1 sq. metres (227.2 sq. feet)



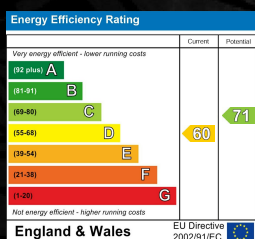
Total area: approx. 59.5 sq. metres (640.3 sq. feet)

- Central Leamington location
- Intercom system
- Farrow and Ball paint throughout
- Close to Parks
- Contemporary kitchen

- Duplex Apartment
- Two parking spaces
- Spacious Bathroom
- Bright, Airy property
- 2 minute walk to train station

AVENUE ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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