



Rugby Road, Warwickshire, CV32 6DW

# Property Description

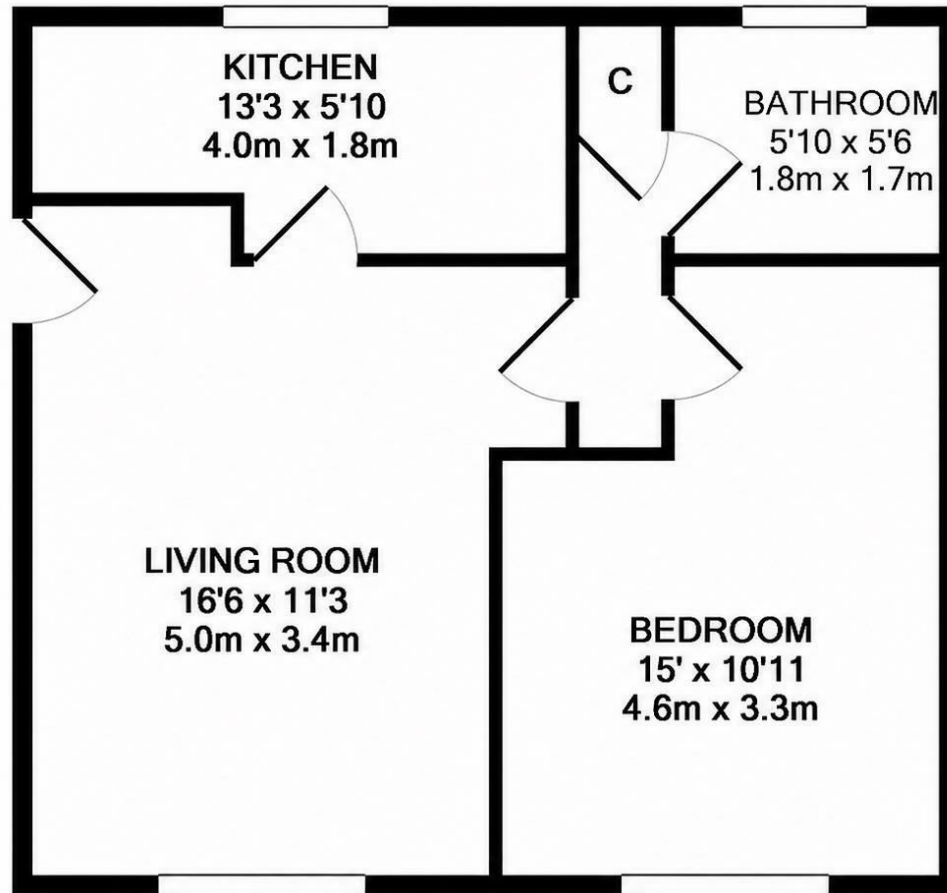
\*\*\* AVAILABLE 6th JUNE \*\*\* A well-presented one-bedroom top-floor apartment in an excellent location, just a short walk from Leamington town centre. The property also offers convenient transport links, with easy access to the M40, A46, and Birmingham Airport.

This bright and airy home briefly comprises a spacious living room with plenty of room for a dining area and direct access to a private balcony. The modern kitchen overlooks the communal grounds and includes appliances (fridge/freezer and washing machine). There is a bathroom fitted with a full suite and shower over the bath, along with a generously sized double bedroom to the front aspect featuring a built-in wardrobe. Additional benefits include an internal storage cupboard and external storage space.

Further features include residents' parking. The property is offered unfurnished. Energy Rating: E. Council Tax Band: B.







TOTAL APPROX. FLOOR AREA 465 SQ.FT. (43.2 SQ.M.)

## Key Features

- AVAILABLE 6th JUNE
- Leamington Spa
- One Bedroom
- Top Floor Flat
- Private Balcony
- Walking Distance to Town Centre
- Resident's Parking
- Excellent Commute Access
- Energy Rating E
- Council Tax Band B

**£1,075 PCM**