



Parade, Leamington Spa, CV32 4NL

# Property Description

\*\*\* AVAILABLE NOW -DEPOSIT ALTERNATIVE AVAILABLE \*\*\* A modern and superbly appointed second floor apartment positioned right in the heart of Leamington Spa, in the fashionable "Regents Court" development, a pedestrianised arcade with bustling cafes, restaurants and with excellent shopping facilities nearby.

The accommodation comprises in brief: Entrance hall with utility cupboard housing the washing machine, open plan living room/ fitted kitchen with Juliet balcony enjoying dual aspect views of Regents Court and integrated appliances included (fridge/freezer and dishwasher). Two double bedrooms, one with built in double wardrobe. Spacious bathroom with full suite including shower over bath.

Energy rating C. Council Tax Band D. Sorry, no pets allowed due to headlease stipulations.





## Second Floor

Approx. 71.6 sq. metres (771.2 sq. feet)



Total area: approx. 71.6 sq. metres (771.2 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 NOW
- Leamington Spa
- DEPOSIT ALTERNATIVE AVAILABLE
- Second Floor Apartment
- Two Double Bedrooms
- Part-Furnished
- Town Centre Location
- Council Tax Band D
- Energy Rating C
- NO PETS ALLOWED

**£1,350 PCM**