



Newland Road, Leamington Spa, CV32 7PX

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 9th JULY \*\*\* A well-proportioned two-bedroom apartment situated on a mid-floor level in the popular residential area of Lillington, on the outskirts of Leamington Spa. Conveniently located approximately two miles from the town centre, the property offers excellent commuter access along with a range of nearby local amenities including Spar, Tesco Lillington, Sainsbury's Cubbington, Budgens MFG, and Cook Leamington. Transport links are well served by Leamington Spa, Warwick, and Kenilworth railway stations, with Leamington Spa station located approximately 2.5km away. The nearest bus stop is located within 0.9 miles on Buckley Road.

The accommodation briefly comprises a spacious living room, fitted kitchen with washing machine and fridge/freezer included, two double bedrooms, and a bathroom featuring a full suite with shower over bath.

Further benefits include an abundance of residents' parking. Offered UNFURNISHED. Council Tax Band A. Energy Rating D.

Please note: Some images used in the marketing of this property are historic and may have been digitally enhanced or altered for illustrative and decorative purposes.





# Key Features

- AVAILABLE 9th JULY
- Leamington Spa
- Mid Floor Flat
- Two Double Bedrooms
- UNFURNISHED
- Resident's Parking
- Close by Amenities
- Excellent Commute Access
- Energy Rating D
- Council Tax Band A



**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**£950 PCM**