



Flat 1, 55 Bedford Street, Leamington Spa

Guide Price **£220,000**

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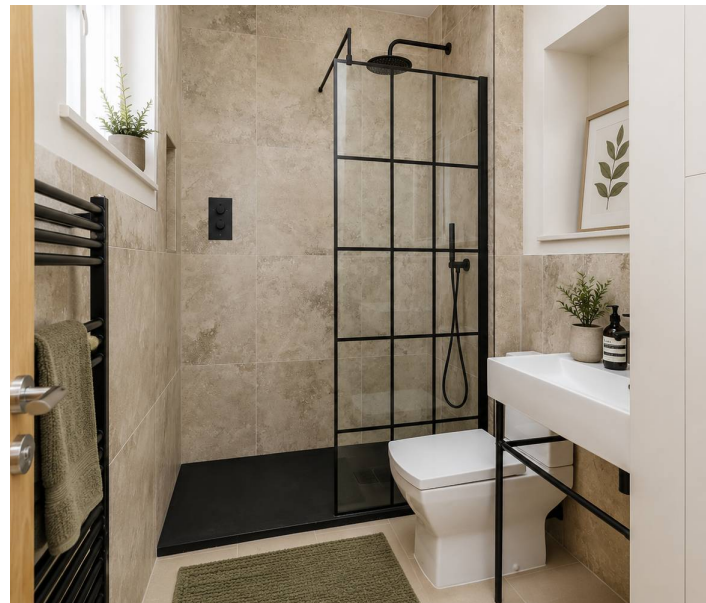
Leamington Spa

STAMP DUTY PAID (Subject to T&C's) WELCOME TO ONE OF LEAMINGTON SPA'S MOST PRESTIGIOUS ADDRESSES! FIRST TIME BUYER OR COMMUTER LOOKING FOR A PERFECT LOCK UP AND LEAVE. BOOK YOUR EXCLUSIVE VIEWING NOW.

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- 7% Rental yield
- Perfect lock up and leave or First time home
- Gated private access
- Contemporary bathroom featuring a window overlooking the terrace, allowing natural light to flood the space.
- Ideally situated within walking distance of the renowned Parade and its superb selection of shops, cafés, restaurants, and amenities.
- Showcasing original steel beams, adding character, architectural interest, and an industrial-inspired design feature.
- Outdoor roof terrace perfect for enjoying the Summer sun
- High quality specification throughout
- W3W - bland.proud.sunk
- CALL US TODAY TO BOOK YOUR VIEWING



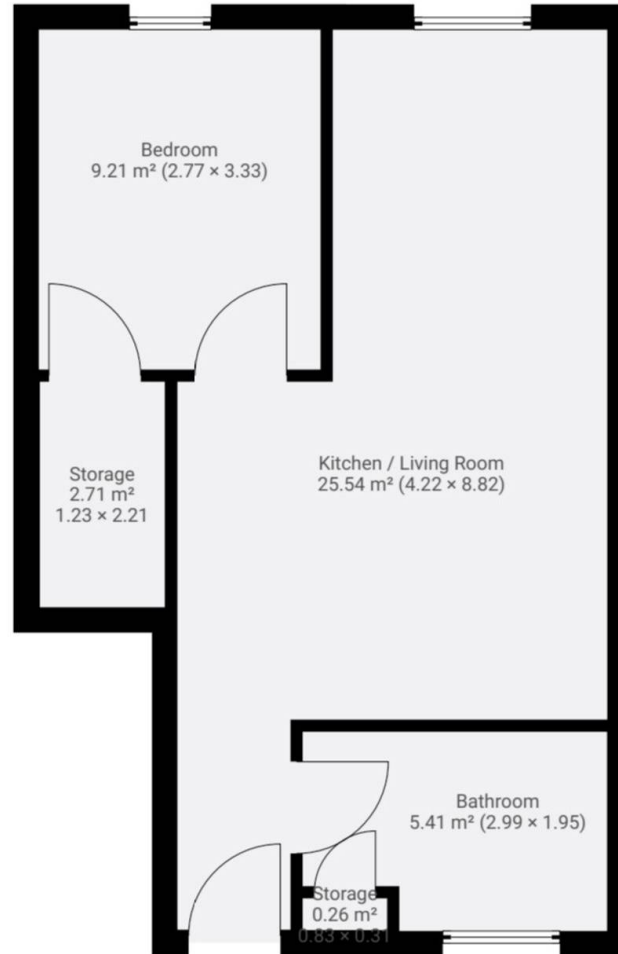


▼ Ground Floor

TOTAL AREA: 44.88 m² • LIVING AREA: 44.88 m² •

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.