



Parade Leamington Spa CV32 4NL

**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS



sq ft arranged over four floors.

Key Features

- AVAILABLE NOW
 - Leamington Spa
- Three Bedrooms, Two Bathrooms
 - First Floor Apartment
 - Modern Presentation
- Convenient Town Centre Location
- Walking Distance to Train Station
 - Close to Major Bus Routes
- Energy Rating C. Council Tax Band E.
- NO MORE THAN TWO SHARERS PERMITTED





The Property

*** AVAILABLE NOW *** A modern and superbly appointed first-floor apartment ideally situated in the heart of Leamington Spa, within the fashionable Regents Court development.

Regents Court is a pedestrianised arcade offering a fantastic selection of cafés, restaurants and excellent shopping facilities, providing an ideal setting for convenient and vibrant town-centre living.

The property is approached via an entrance hall with a useful utility cupboard housing the washing machine. The spacious open-plan living room and fitted kitchen provides an excellent social and entertaining space, with a Juliet balcony enjoying views over Regents Court. The contemporary kitchen benefits from integrated appliances, including a fridge/freezer and dishwasher.

The apartment offers three well-proportioned double bedrooms, with two bedrooms benefiting from built-in triple wardrobes. The principal bedroom further benefits from a modern ensuite shower room. There is also a spacious main bathroom fitted with a full suite, including a shower over the bath.

The property is ideally located within easy walking distance of Leamington Spa railway station, major bus routes and a selection of local parks and green spaces.

This superb apartment offers spacious and contemporary accommodation in an enviable town-centre location, with an excellent range of amenities right on the doorstep. Energy Rating C. Council Tax Band E. NO more than two sharers are permitted.

Important Information About Tenancy Costs

A holding deposit equivalent to ONE WEEKS RENT is required to secure your interest in the property, until all checks have been completed.

Upon successful referencing contracts will proceed and move in details arranged, the holding deposit will be transferred to your account with Sheldon Bosley Knight and held towards the initial first month's rent unless otherwise agreed.

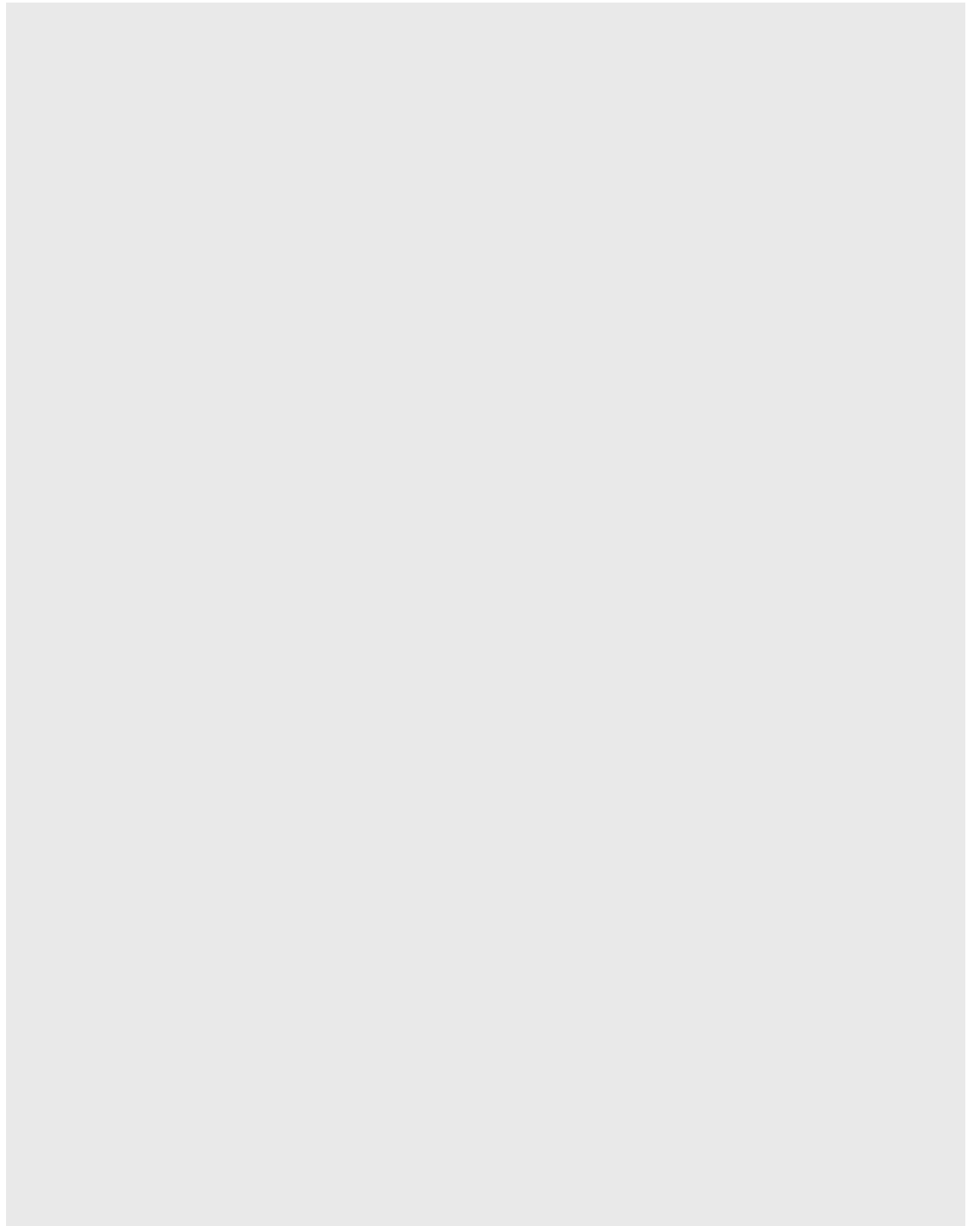
In case of the following conditions, the holding deposit will be retained, in full to cover company costs incurred:

- False, inaccurate, missing, or misleading information is supplied by you
- Failure by the applicants, or their referees, guarantors (or other third parties supplied by you and relating to your application) to complete the process and sign any Tenancy agreement within 14 days from the date of application (You must ensure that you advise all contacts beforehand that they will be contacted). Should we need to extend this deadline, we will email you to confirm and, in any event, when we inform you that references are complete, the deadline for contract signing will extend by one week (i.e. total 21 days from payment of the holding deposit).
- No legal authority to rent (Failing Right to Rent Checks)
- You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.

Online Viewings

Please be advised that due to high demand, all applicants are required to attend an in-person viewing of the property before submitting an application. Online viewings are for visual reference only and do not serve as a substitute for an in-person viewing.













To view this beautiful home, please call
Sheldon Bosley Knight Sales on 01926 430555

Floorplan





We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee