



Avenue Road, Leamington Spa, CV31 3ND

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 9TH SEPTEMBER \*\*\*

Two-bedroom first floor apartment excellently located to the edge of Leamington Spa town centre and walking distance to the train station. With close proximity to the local parks, fabulous array of amenities and independent bars, restaurants and shops, this location is highly desired for the professional commuter alike.

This spacious modern home comprises in brief: Entrance hallway leading to an open plan living/dining/kitchen with appliances included (fridge/freezer, dishwasher and washing machine). Two well-proportioned double bedrooms, first double bedroom with a fitted wardrobe and en-suite shower room, second double bedroom with access to the decked outdoor balcony area. Bathroom with full suite including shower over bath.

With an allocated parking space for one car, this property is offered UNFURNISHED. Council Tax Band B. Energy Rating B.





## Key Features

- AVAILABLE 9TH SEPTEMBER
- Leamington Spa
- Second Floor Apartment
- Two Double Bedrooms
- Allocated parking for one car
- Located to Edge of Town Centre
- Close to Train Station
- Modern Presentation Throughout
- Energy Rating B
- Council Tax Band B

**£1,500 PCM**