



Beauchamp Hill, Leamington Spa, CV32 5LR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE NOW - DEPOSIT
ALTERNATIVE AVAILABLE *** A
delightful lower-ground-floor
apartment in this lovely converted villa,
positioned just to the west of
Leamington Spa town centre, affording
easy walking access to the town's
boutiques, restaurants and bars.

The accommodation comprises, in
brief: private and secure courtyard
entrance; entrance hall with cloaks
cupboard; spacious living/dining room;
well-appointed kitchen with appliances
included (dishwasher, washing machine
and fridge/freezer); office area; double
bedroom with adjoining dressing area;
and bathroom with full suite, including
a (height-restricted 175 cm) shower
over bath.

The property has a number of desirable
characteristics, notably timber floors,
a very good amount of built-in storage,
and a high standard of presentation
throughout. With on-street permit
parking, this property is offered
unfurnished. Energy Rating: D. Council
Tax Band: B





Lower Ground Floor

Approx. 72.3 sq. metres (778.1 sq. feet)



Total area: approx. 72.3 sq. metres (778.1 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 - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- One Bedroom
- Lower Ground Floor Apartment
- Dedicated Work from Home Space
- UNFURNISHED
- Walking Distance to Town Centre
- Private & Secure Entrance
- Energy Rating D
- Council Tax Band B

£1,110 PCM