



Flat 2, 55, Bedford Street, Leamington Spa

Offers Over **£350,000**

Flat 2, 55, Bedford Street

Leamington Spa

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- City centre living
- Private entrance via Bedford Street
- A rare opportunity to enjoy apartment living with outstanding outdoor space and a unique sense of character.
- Exceptional roof terrace, perfect for al fresco dining, entertaining guests, or simply relaxing outdoors.
- Characterful design blending heritage features with modern luxury.
- Stylish family bathroom with natural light and views overlooking the terrace.
- Generously proportioned bedrooms, boasting high ceilings and elegant period-inspired proportions.
- Contemporary L-shaped kitchen finished to a high specification with integrated appliances.
- Stunning open-plan living, dining and kitchen area featuring multiple sash window that floods the space with natural light.
- Spacious three-bedroom layout designed for modern living.







Sheldon Bosley Knight Land & New Homes

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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 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.

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.

