



11 Lillington Avenue | | Leamington Spa | CV32 5UL

**£1,250 Per month**



**KINGSWAY**  
ESTATE AGENTS

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Kingsway Estate Agents are thrilled to bring to the market this exceptional two-bedroom, first floor apartment to Let in a sought-after location of North Leamington Spa.

Situated in a stunning period building, this characterful apartment comprises of two double bedrooms, well-appointed bathroom and a spacious, light-filled open-plan lounge and kitchen.

Further benefits include off-road parking, adding convenience to this attractive home.

We anticipate high demand for this property so early viewing is highly recommended.

EPC Rating: C

- Sought After Location Of North Leamington
- Two Double Bedrooms
- EPC Rating: C
- Stunning Period Building Full Of Character
- Off-Road Parking

### Open Plan Kitchen/Living Room

21'10"ax x 16'2" max (6.66max x 4.93m max)

### Bathroom

6'10" x 7'4" (2.09m x 2.25m)

### Bedroom One

11'9" x 8'10" (3.59m x 2.70m)

### Bedroom Two

9'3" x 8'9" (2.82m x 2.68m)



First Floor

Total Floor Area Approx: 56.4 sq. metres (606 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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