



Flat D

Kenilworth Road | | Leamington Spa | CV32 6JG

Guide price **£290,000**



KINGSWAY
ESTATE AGENTS

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Kingsway Estate Agents are delighted to present this beautifully renovated first-floor two-bedroom apartment, ideally positioned in the heart of Royal Leamington Spa. Finished to an exceptional standard throughout, the property has recently undergone a full refurbishment and benefits from luxurious underfloor heating throughout.

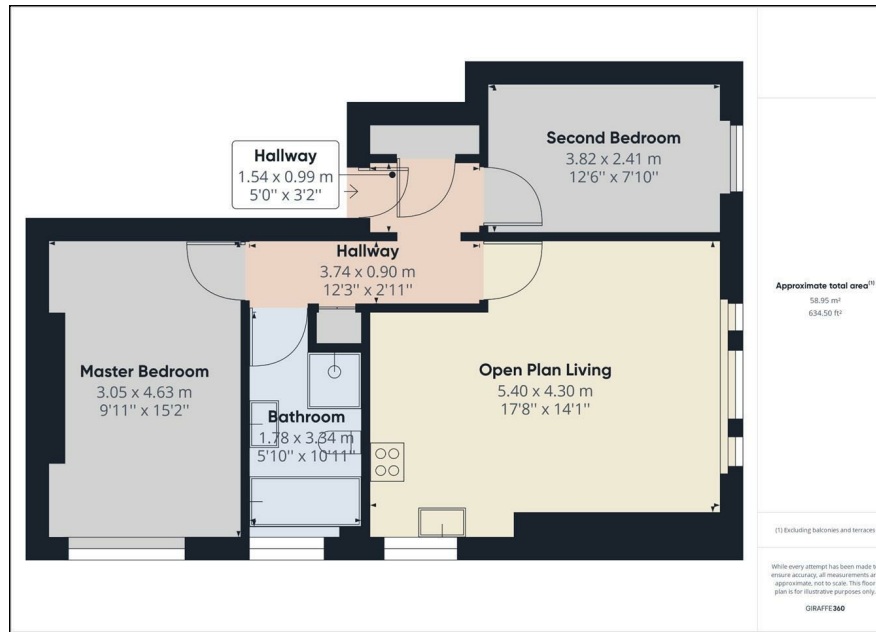
The accommodation briefly comprises a stunning open-plan living and kitchen area with stunning herringbone flooring throughout, feature fireplace, modern fitted kitchen with integrated appliances, and dual aspect windows allowing natural light to flood in.

There are two generously sized double bedrooms and a stylish modern four-piece bathroom suite finished with high-quality fittings.

Further benefits include off-road parking to both the front and rear, in addition to a private garage, offering excellent convenience and storage.

Situated on the highly regarded Kenilworth Road, the property enjoys easy access to an array of local amenities including boutique shops, supermarkets, cafés, and restaurants, all within walking distance. The location also provides excellent transport links, with the A46 nearby offering routes towards Stratford-upon-Avon, Coventry, and Rugby, while numerous bus routes and Leamington Spa railway station are just a short stroll away.

- Recently Refurbished To A High Standard
- Within Walking Distance To Town Centre
- Off Road Parking & Private Garage
- Located On The First Floor
- EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(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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