



Cloister Way, Leamington Spa, CV32 6QX

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 10th AUGUST - EXCLUSIVE DEVELOPMENT \*\*\* Situated to a prestigious, attractive tree-lined avenue in North Leamington Spa, 'Regents Green'. This excellent location provides excellent commute access to reach A46, Coventry, Birmingham Airport and M40 Corridor.

This two bedroom deluxe first floor apartment has stunning attention to detail throughout and briefly comprising; Entrance hall with storage cloak cupboard. Open plan living/kitchen and dining. Sleek and modern kitchen with integrated appliances (Siemens branded microwave, induction hob and oven, fridge/freezer and washing machine with drying function and remote controlled extractor hood). Living and dining area stylishly furnished throughout and to a high standard, Amtico flooring and bi-fold balcony doors which open up fully to welcome the uninterrupted field views.

Two double bedrooms with built in wardrobes and Juliet balcony doors, (main bedroom with generous ensuite shower room and rainfall shower head). Main bathroom with full suite including shower over bath and heated towel rail. Underfloor heating throughout the apartment with individual room controls. Video home entry system.

With two allocated parking spaces and an electrical charging point, this home is offered FURNISHED (as pictured). Undercover communal bicycle storage is available for use. Private balcony looking over a landscaped green with views across the adjacent fields. Lift access to all floors from entrance. Council Tax Band D. Energy Rating B.





# Key Features

- AVAILABLE 10th AUGUST
- North Leamington Spa
- Two Bedrooms, Two Bathrooms
- First Floor Apartment
- Furnished
- EXCLUSIVE DEVELOPMENT
- Allocated Parking with Electric Charging Point
- Excellent Commute Access
- Council Tax Band D
- Energy Rating B



Total area: approx. 72.3 sq. metres (778.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.  
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**£1,775 PCM**