



162a Parade, Leamington Spa, CV32 4AE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

***AVAILABLE END JUNE - DEPOSIT ALTERNATIVE AVAILABLE *** This superbly located one-bedroom modern apartment sits in the heart of Leamington Spa town centre, offering generous living space throughout. Accessed via a secure communal entrance, the property is positioned on the first floor.

Ideal for commuters, the apartment benefits from excellent transport links, with bus stops just moments from the front door and the train station only a 5-7 minute walk away.

The accommodation briefly comprises: a spacious, light-filled living room featuring secondary glazing; a well-equipped kitchen with integrated appliances including a washer/dryer, dishwasher, and fridge/freezer; and a modern bathroom complete with a full suite, including a P-shaped bath with electric shower over, WC, and hand basin.

The double bedroom is well-proportioned, with built-in wardrobes and fitted carpeting.

Further benefits include permit parking. The property is offered unfurnished. Energy Rating: D. Council Tax Band: D







Key Features

- AVAILABLE END JUNE
- Leamington Spa
- One Bedroom
- Mid Floor Flat
- Town Centre Location
- Major Commute Links Close By
- Doorstep Amenities
- Spacious Accommodation
- Energy Rating D
- Council Tax Band C

£995 PCM