



Church Street, Leamington Spa, CV31 1ER

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 16TH MAY - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This unique top floor duplex apartment is situated behind the Parish Church just a few minutes' walk from The Parade.

This property comprises in brief: Entrance hall, modern shower room with WC and hand basin, spacious farmhouse style kitchen with dining table and chairs, ample storage and appliances included (washer/dryer, fridge and freezer). Living room with church ground views, study/office with built in bookshelves. Stairs elevating to the top floor reach the generous light and bright double bedroom with built in dressing area and wardrobe.

With on street permit parking this property is offered Unfurnished with the exception of the dining table and chairs & bed and mattress. Energy Rating Exempt. Council Tax Band A. No Sharers or Permitted. Viewing is advised to appreciate the size and location.







## Key Features

- AVAILABLE 16TH MAY - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- One Bedroom, Two Reception Rooms
- Top Floor Duplex Apartment
- Unfurnished
- Close to Town Centre
- Ample On Street Permit Parking
- EPC Exempt
- Council Tax Band A

**£1,050 PCM**