



Clarendon Avenue, Leamington Spa, CV32 4SQ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 6th JULY- DEPOSIT ALTERNATIVE AVAILABLE \*\*\* Two-bedroom first floor apartment is excellently located to the edge of Leamington Spa town centre and set within an impressive Edwardian townhouse conversion. Walking distance to the train station with great commute access and access to all major bus routes.

This generously proportioned apartment comprises in brief: Generous hallway upon entrance from private door. Open plan kitchen/living room with W.C. Character windows and kitchen with appliances included (under counter fridge, under counter freezer, washing machine and standalone dishwasher), perfect set up for inclusive entertaining, additional room which makes for great storage or designated office.

To the upper floor living accommodation: Two double bedrooms, modern bathroom with vanity storage and bath including shower over, separate W.C.

With on street parking this property is offered FURNISHED. Council tax band C. Energy rating D.







## Key Features

- AVAILABLE 6th JULY - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- First Floor Apartment
- Two Double Bedrooms
- Close to Town Centre
- Excellent Commute Routes
- FURNISHED
- Sharers Welcome
- Energy Rating D
- Council Tax Band C

**£1,395 PCM**