



**For Sale**

**Flat 1, 36 Warwick Place, Leamington Spa**

**£230,000**

**1**

**1**

**1**

**506 sq ft**

**\*\*\* A VERY STYLISH, SPACIOUS GROUND FLOOR TOWN CENTRE APARTMENT \*\*\***

... A VERY STYLISH, SPACIOUS GROUND FLOOR TOWN CENTRE APARTMENT ...

This property is situated within a large period conversion & within easy walking distance of the array of shops, bars, bistros, restaurants, and coffee shops the town has to offer.

The Apartment itself benefits from a communal front courtyard garden as well as off road allocated parking to the rear.

In brief the property comprises of, entrance hallway with storage above, kitchen with integrated fridge, washing machine and cooker / hob, shower room, stunning large open plan lounge / dining area with original flooring, bay window and high ceilings and a substantial sized bedroom, again with original flooring and stunning high ceilings.

Further benefits to this property are the fact it is very well presented throughout and it has gas central heating.

CALL NOW TO VIEW!

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**Nathaniel Cleaver**

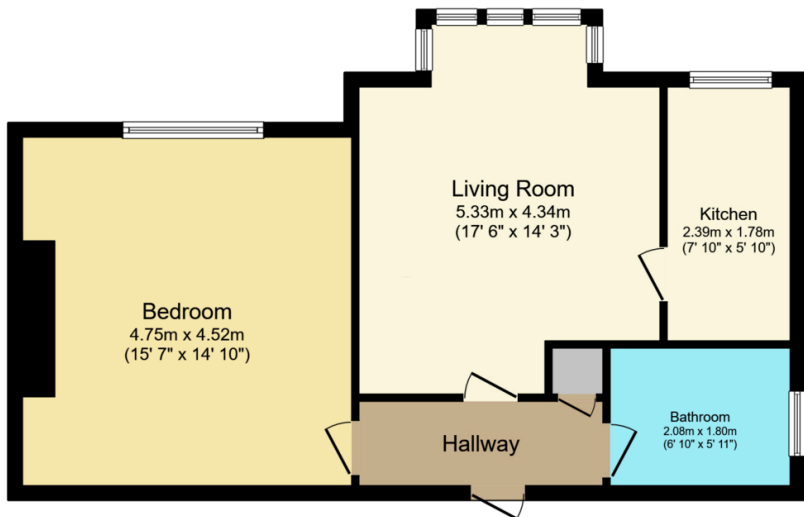
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Floor Plan

Total floor area: 62.2 sq.m. (669 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Period Conversion With Many Original Features
- Town Centre Location
- Large Lounge / Dining Area With Bay Window & High Ceilings
- Large double Bedroom With High Ceilings
- Kitchen
- Shower Room
- Communal Courtyard Garden
- Allocated Parking
- Gas Central Heating



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