



The Maltings, Leamington Spa, CV32 5FQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

*** AVAILABLE EARLY MAY *** A well-proportioned three-bedroom mid-terrace home, ideally positioned in a highly sought-after location in North Leamington Spa, within walking distance of the town centre.

The accommodation briefly comprises an entrance porch with WC, leading into a spacious living room with ample space for both seating and dining. There is a useful understairs storage area, and patio doors open onto a private rear courtyard garden. The kitchen is fitted in a classic style and includes appliances: fridge/freezer, dishwasher, and washing machine.

To the first floor are three generously sized double bedrooms and a modern family bathroom, complete with a full suite and shower over bath.

The property is located within The Maltings, a charming development set within beautifully maintained grounds, on the historic site of the former Leamington Brewery (dating back to 1841). It falls within the catchment area for the well-regarded Milverton Primary School and North Leamington School.

Leamington Spa offers an excellent range of high street and independent shops, restaurants, cafés, and bars, along with attractive parks, gardens, and elegant architecture. The property also benefits from excellent transport links, with the A46 approximately three miles away, providing access to the wider motorway network including the M40. Leamington Spa railway station offers direct services to London Marylebone, Birmingham, and beyond.

Further benefits include off-road parking for two vehicles and a garage with an up-and-over door. Offered unfurnished. Council Tax Band E. Energy Rating C.







Key Features

- AVAILABLE EARLY MAY
- Terrace House
- Leamington Spa
- Three Bedrooms
- Close to Town Centre
- Excellent Commute Routes
- Rear Private Garden
- Driveway Parking with Garage Included
- Energy Rating C
- Council Tax Band E

£1,695 PCM