



Parish End | Leamington Spa | CV31 1AJ

Offers over £190,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Sought After Location Of Leamington Spa
- Allocated Parking Space
- No Chain
- EPC Rating: C

Description

Kingsway Estate Agents are delighted to present this superb two-bedroom second-floor apartment, ideally located in the highly sought-after area of Leamington Spa.

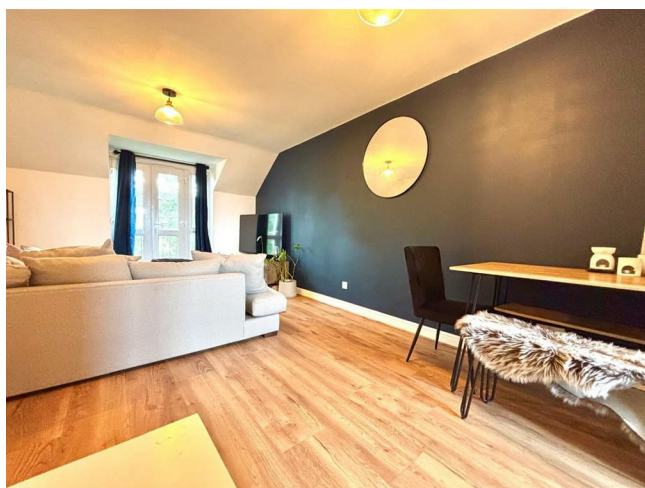
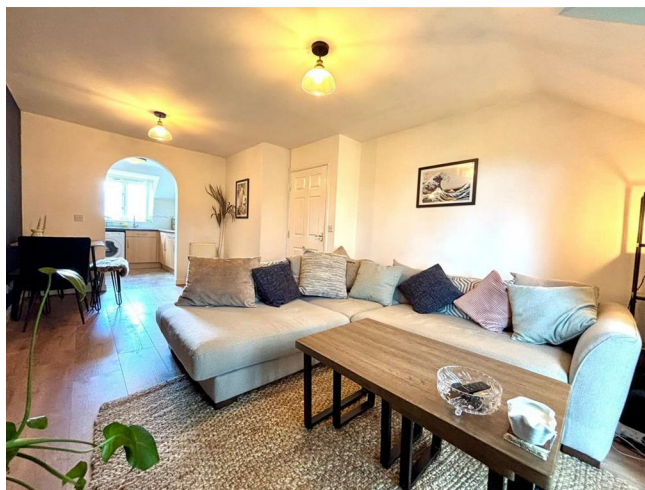
This stylish apartment offers spacious and modern living throughout. The accommodation comprises two well-proportioned bedrooms, including a master with en suite, a contemporary family bathroom, and a bright open-plan lounge and dining area that seamlessly connects to a modern fitted kitchen.

The property comes with an allocated parking space, and commuters are perfectly placed, with easy access to Birmingham, Oxford and London via the A46 and M40, and a 30 minute walk to Leamington Spa Train Station. The area also offers good schools and is walking distance to the Asda Supermarket.

With no chain, this is perfect for first-time buyers, investors, or anyone looking to downsize without compromising on quality or location.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: C



Living/Dining Room
17'11" max x 11'5" max

Kitchen
8'11" x 8'3"

Bedroom One
10'9" x 9'7"

En-Suite
7'7" x 4'8"

Bedroom Two
14'0" max x 10'4" max

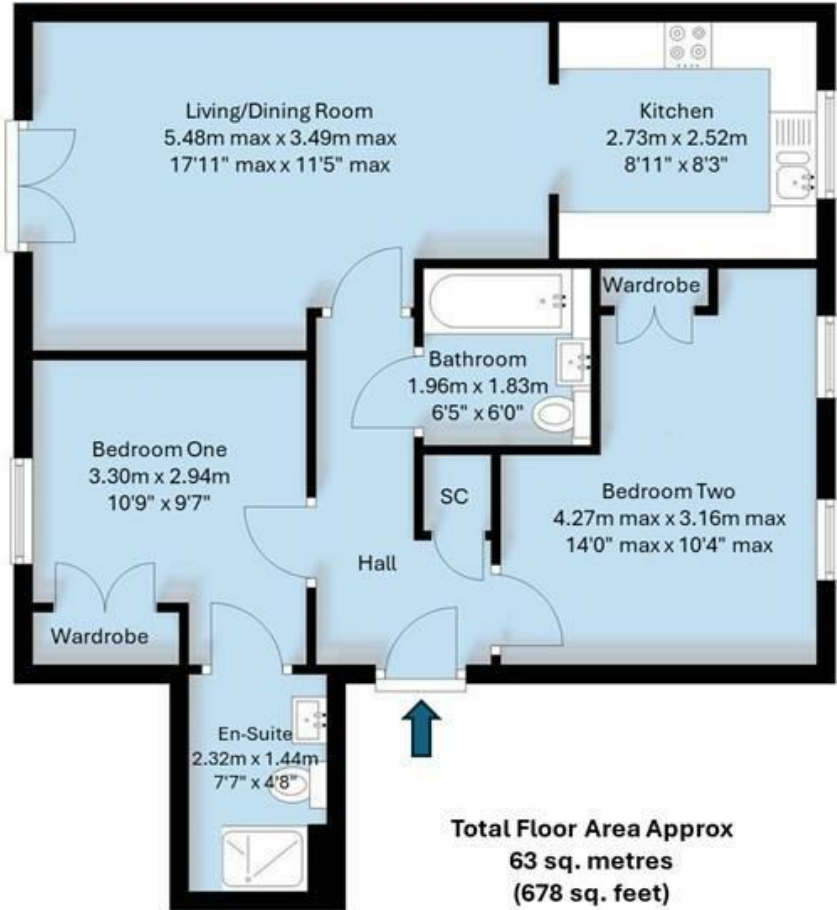
Bathroom
6'5" x 6'0"







Floor plans



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



01926 760024
info@kingswayestateagents.co.uk
kingswayestateagents.co.uk