



Plymouth Place, Leamington Spa, CV31 1HW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE 22nd MARCH \*\*\* This one-bedroom coach house is situated in a quiet residential street within walking distance of town centre, Jephson Gardens, Mill Gardens and conveniently located for the railway station and all major bus routes.

This cosy home comprises in brief: Entrance hall with access to the garage (storage only) and stairs rising to the first floor accommodation, living room with ample space to add dining table and chairs, kitchen with appliances included (under counter fridge and washing machine).

One spacious double bedroom to the rear elevation with generous built in wardrobes. Second 'bedroom'/office/study and bathroom with full suite including shower over bath.

With one off road parking space directly outside the front door, this property is offered UNFURNISHED. Council Tax Band B. Energy Rating D.

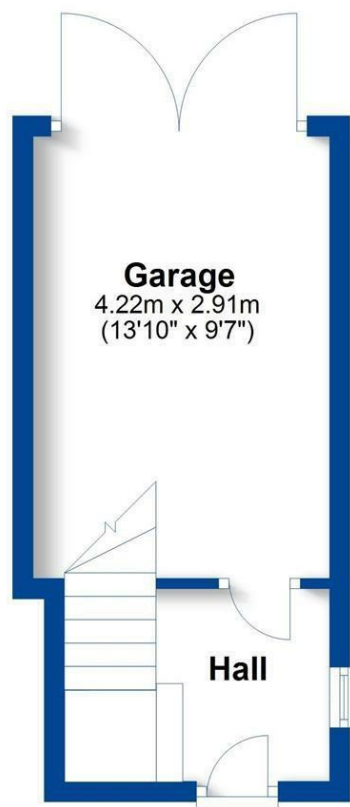






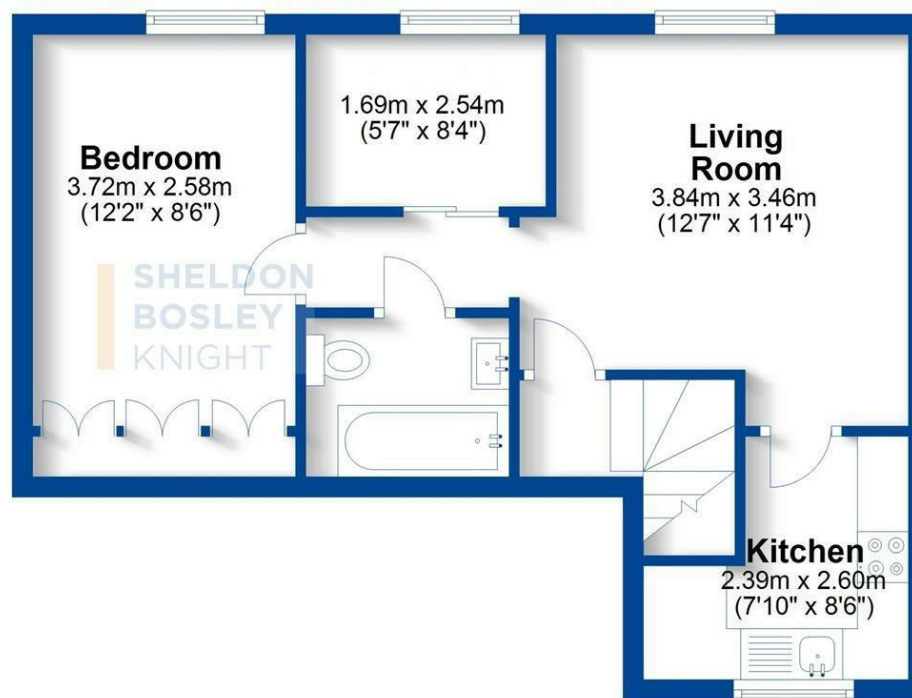
## Ground Floor

Approx. 17.5 sq. metres (187.9 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 59.5 sq. metres (640.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
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## Key Features

- AVAILABLE 22nd March
- Leamington Spa
- One Double Bedroom & Office/Guest Room
- Coach House
- UNFURNISHED
- Close to Town Centre & Train Station
- Garage Included (Storage only)
- Off Road Parking for One Car
- Council Tax Band B
- Energy Rating D

**£925 PCM**