



Northumberland Road, Leamington Spa, CV32 6HD

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 27TH JUNE - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This well-presented and spacious two-bedroom ground floor apartment is ideally positioned in the sought-after north of Leamington Spa, just a short 10-minute walk from the town centre. Set within a highly desirable development, the property enjoys attractive views over open countryside and well-maintained communal gardens.

The accommodation briefly comprises a secure video entry system leading into a welcoming hallway with a useful cloak cupboard. The modern breakfast kitchen is fitted with integrated appliances, including a fridge, freezer, washing machine, and dishwasher. The generous living room offers ample space for both relaxation and home working, with French doors opening directly onto the communal gardens.

The principal bedroom benefits from direct garden access, a walk-in wardrobe, and a private en-suite bathroom complete with a full suite and separate shower. The second double bedroom is also well-proportioned, featuring a built-in wardrobe and access to the main 'Jack and Jill' bathroom, which can be entered from both the hallway and bedroom two.

Further benefits include a particularly private area of the communal gardens to enjoy during the warmer months, as well as two allocated parking spaces.

Offered unfurnished. Council Tax Band D. Energy Rating C.



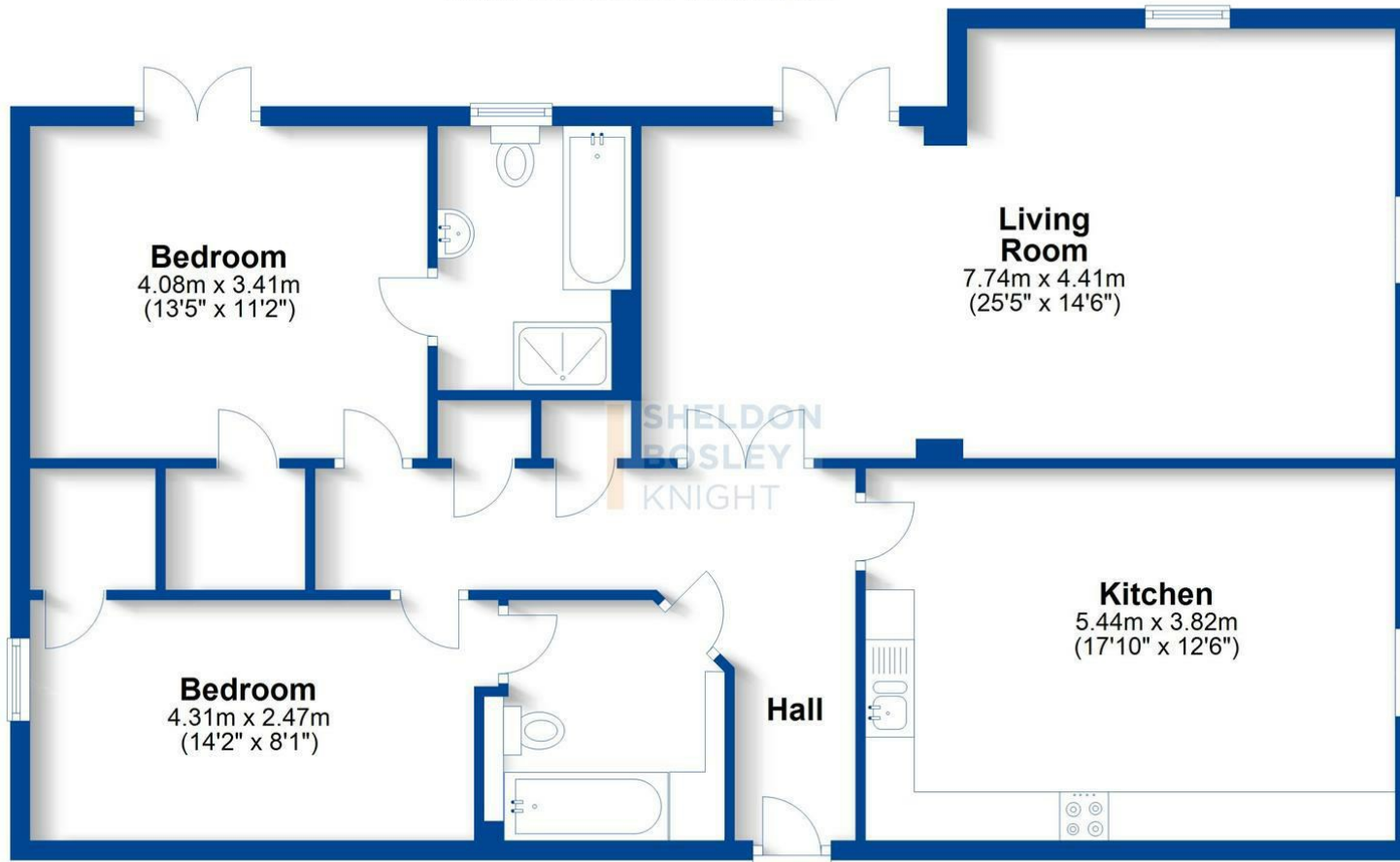


# Key Features

- AVAILABLE 27TH JUNE
- DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Two Bedrooms, Two Bathrooms
- Ground Floor Apartment
- Unfurnished
- Communal Gardens
- Two Parking Spaces
- Council Tax Band D
- Energy Rating C

## Ground Floor

Approx. 106.5 sq. metres (1146.3 sq. feet)



Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
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**£1,395 PCM**