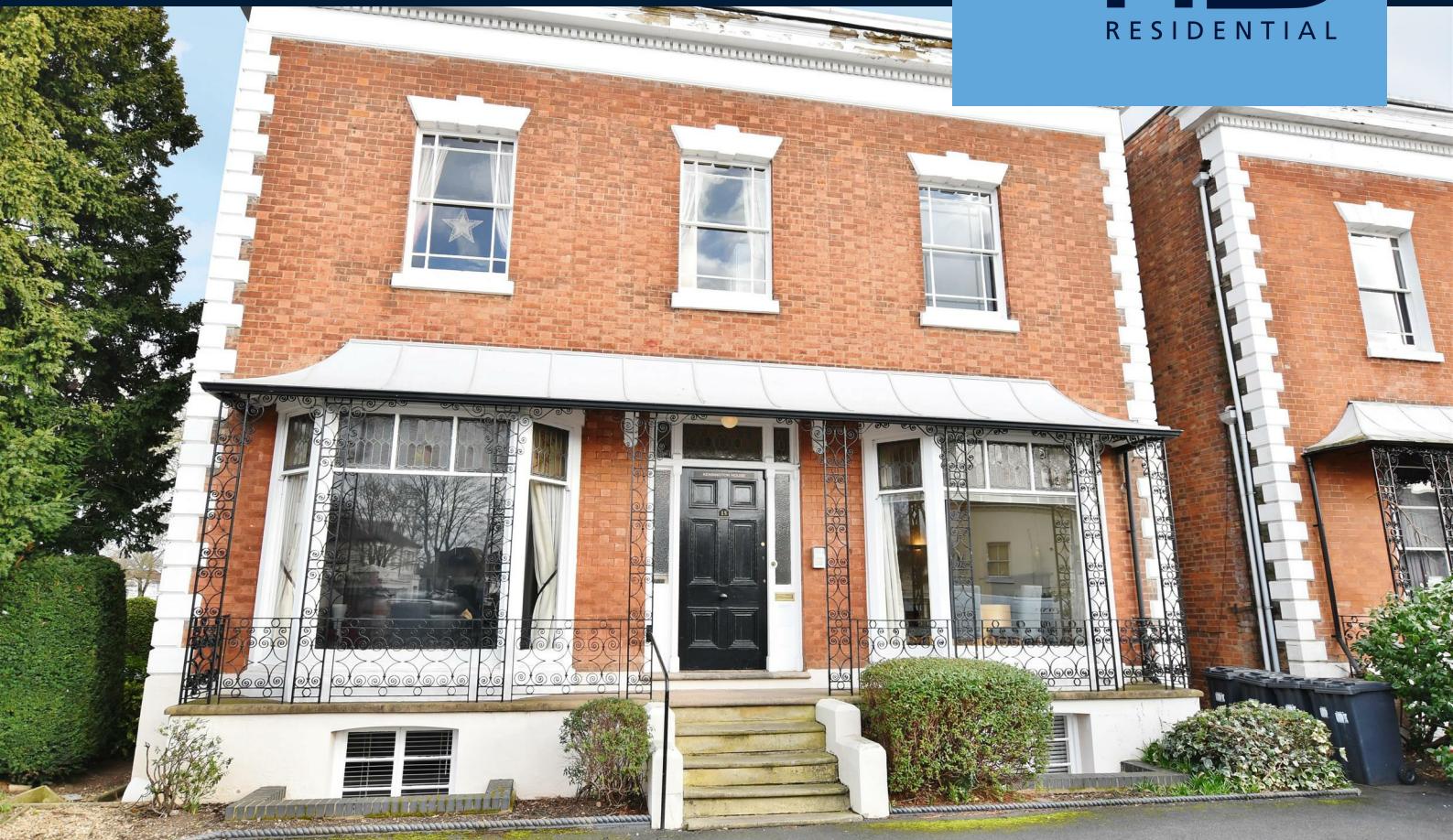


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**Apartment 5, Kensington House, 15 St
Mary's Road, Leamington Spa**

**£1,200 Per
Month**



A rare opportunity to let a most impressive and exceptionally well proportioned two bed roomed and two bath roomed triplex apartment within this attractive Grade II Listed period conversion. Including a communal garden in this highly regarded south Leamington Spa location.

communal hallway
with stairs leading to first floor apartment

inner hallway

lounge
18'0" x 14'11" (5.49 x 4.57)

with ornamental fireplace and sash windows to the front elevation

kitchen
10'9" x 9'1" (3.28 x 2.77)

With extensive range of cupboard and drawer units with timber work surfaces, tiled splashbacks, matching range of high level cupboards, built-in stainless steel oven and four ring hob unit with extractor hood over, built-in dishwasher, washing machine, microwave and fridge freezer, single drainer porcelain one and a half bowl sink unit, matching breakfast bar with tiled splashback, boiler cupboard containing gas fired central heating boiler, tiled floor, sash window, coving to ceiling.

Family Bathroom

8'9" x 4'9" (2.67 x 1.45)

With white suite comprising panelled bath, tiled splashback and shower area with mixer tap and shower attachment, shower rail and curtain, pedestal basin, low flush WC, chrome heated towel rail/radiator.

Second Bedroom

9'6" x 9'10" (2.90 x 3.00)

Approached via inner hallway with a few steps down to bedroom with rear elevation

Main Bedroom

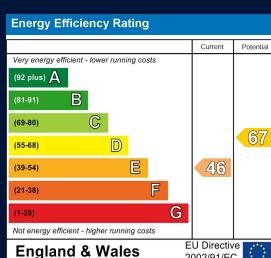
17'1" x 18'11" (5.23 x 5.79)

Approached via stairs to second floor bedroom accommodation fitted wardrobes

En-Suite

10'2" x 4'11" (3.12 x 1.52)

With tiled shower enclosure, integrated shower unit, pedestal basin, low flush WC, radiator, downlighters and tiled floor.



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