

BELVOIR!

£284,000



Augusta House Apartment

, Leamington Spa, CV32 4NP

Welcome to Augusta House in Leamington Spa, where modern urban living meets convenience. Nestled in a highly sought-after location, this stunning second-storey two-bedroom, two-bathroom apartment offers a luxurious and comfortable lifestyle. Boasting a range of modern amenities, including double glazing throughout, open-plan living, and convenient underground car parking, this apartment is a true gem.

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ACCOMMODATION

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Upon entering the apartment, you'll be greeted by an open-plan front room that seamlessly connects to a modern kitchen. From here, you'll be treated to breathtaking views overlooking the bustling cafes of Livery Street, creating the perfect setting for a morning coffee or a tranquil evening.

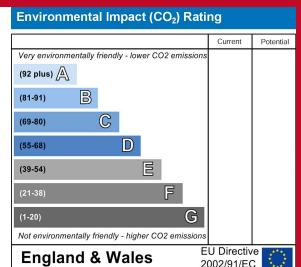
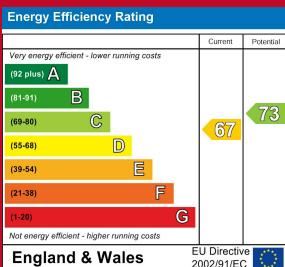
Inside the apartment, you'll find a range of modern amenities that enhance your living experience. The kitchen is equipped with integrated appliances, including a dishwasher and fridge freezer, and features a halogen hob for your cooking needs. A separate cupboard houses a dryer and a washing machine, keeping laundry tasks conveniently out of sight.

The apartment comprises two bedrooms, one with a range of wardrobes and full-length mirrors, offering ample storage space. The master bedroom also includes an ensuite shower room. The second bedroom comfortably fits a double bed and provides additional storage options. Both bedrooms feature carpeting for added comfort.

The main bathroom is equipped with a bath and a shower over it, providing options for relaxation or a quick refresh.

Augusta House boasts an underground car park, ensuring secure parking for residents. The development is conveniently located just a short walk from the main high street, offering a variety of shops, restaurants, and entertainment options. Excellent transport links provide easy access to surrounding areas.

The Augusta House development's prime location offers the best of both worlds: a tranquil retreat and convenient access to all that Leamington Spa has to offer. Situated just a 30-second walk from the main high street, you'll find an abundance of shops, boutiques, restaurants, and entertainment options right at your doorstep. Additionally, the apartment benefits from excellent transport links, making it effortless to explore.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.