



**Kenilworth Road, Leamington Spa, CV32 6JH**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Having been recently updated an extremely well presented ground floor retirement apartment positioned to the north of the town centre along the well connected Kenilworth Road.

This immaculate property comprises of two entrances one being via a communal entrance or alternatively direct into the apartment itself from the patio door in the car park. Internally this extensively refurbished apartment comprises of a contemporary styled kitchen, living room, bedroom and an updated shower room.

Outside the property benefits from pleasant communal gardens and off street parking.

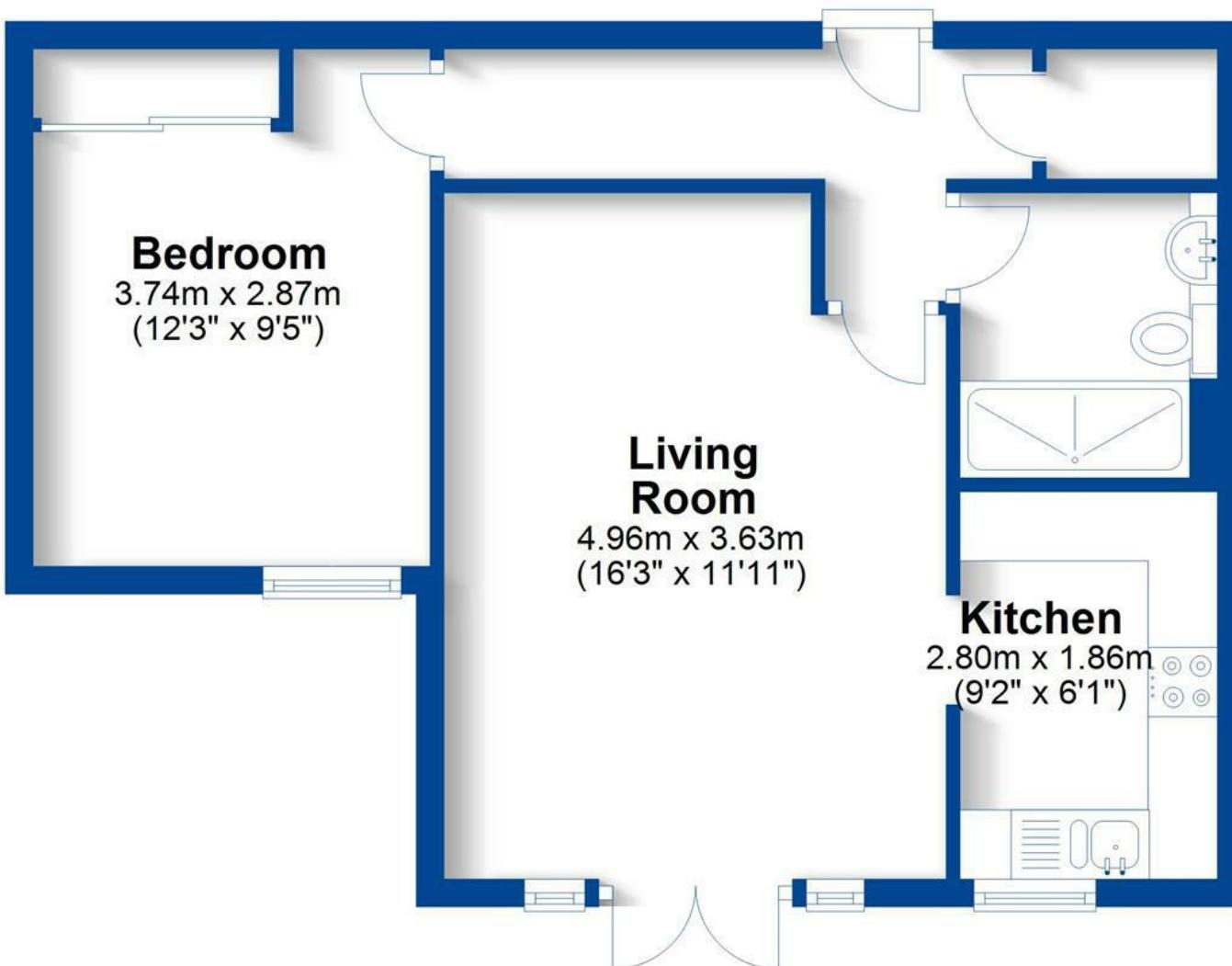
Offered for sale with no chain - please call the office to book your appointment.





## Ground Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



**Total area: approx. 44.6 sq. metres (480.6 sq. feet)**

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

## Key Features

- No onward chain
- Extensively refurbished throughout
- Ground floor retirement apartment
- Lovely communal gardens
- Over 55's only
- Convenient location for town centre
- Energy rating C

**Guide Price**  
**£75,000**

EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority - Warwick