



**Warren Close, Leamington Spa, CV32 6LB**

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# Property Description

Located in a quiet and sought after cul-de-sac a well presented two bedroom apartment offered for sale with no onward chain and being a short distance to the town centre and excellent transport links.

This spacious apartment comprises of a hallway, two spacious bedrooms, living room with balcony, kitchen and family bathroom. The property is set within lovely communal gardens and further benefits from a garage enbloc.

The attractive small development of Warren Close is positioned in a quiet residential setting and would make an ideal first time buy purchase.





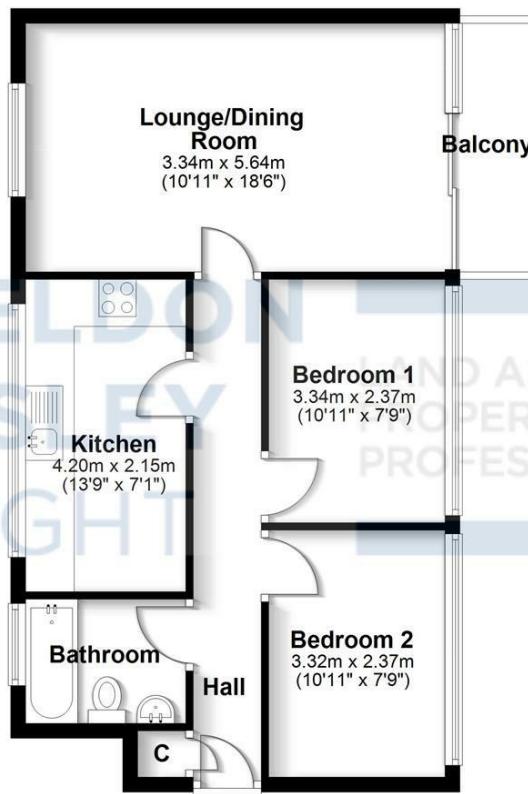
## Key Features

- Chain free purchase
- Garage enbloc
- Sought after residential location
- Popular development
- Well maintained communal gardens
- Close to town centre
- Generous living accommodation
- Energy rating E

**Guide Price  
£225,000**



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Total area: approx. 56.0 sq. metres (602.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - E

Tenure - Leasehold

Council Tax Band - B

Local Authority  
Warwick



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.

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