



Kenilworth Road, Leamington Spa, CV32 6JD

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 21st MAY - DEPOSIT  
ALTERNATIVE AVAILABLE \*\*\*

This ideally located first-floor, two-bedroom apartment forms part of a high-quality period conversion, just a short walk from Leamington Spa town centre, which offers a wide selection of independent shops, bars, and restaurants.

The accommodation briefly comprises an entrance hall with wooden flooring and a useful storage cupboard housing the washer/dryer. The property opens into a well-proportioned open-plan living area featuring a modern kitchen with ample storage and integrated appliances, including a fridge/freezer, microwave, and dishwasher. There is also plenty of space to accommodate a dining table and chairs.

There are two generous double bedrooms positioned on either side of the living room. Both rooms are bright and spacious and benefit from built-in wardrobes. The bedroom to the front elevation features a stylish en-suite shower room, while the second double bedroom at the rear is served by a spacious bathroom complete with a full suite and a shower over the bath.

The property also benefits from one allocated parking space and is offered unfurnished. Energy Rating C. Council Tax Band C. Please note that pets are not permitted due to headlease restrictions.





## Key Features

- AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Two Bedrooms, Two Bathrooms
- First Floor Apartment
- Walking Distance to town Centre
- Excellent Commute Options
- Allocated Parking Space for One Car
- Energy Rating C
- Council Tax Band C
- Sorry No Pets Permitted due to Headlease Stipulations



**First Floor**  
Approx. 68.4 sq. metres (736.7 sq. feet)

Total area: approx. 68.4 sq. metres (736.7 sq. feet)

**£1,325 PCM**