



Willes Road, Leamington Spa, CV32 4PP

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*AVAILABLE END FEBRUARY \*\*\* This superbly located, mid-floor two-bedroom apartment is minutes away from the town centre, with its array of independent restaurants, shops and cocktail bars. Within walking distance to the train station and major bus links.

This readymade modern home comprises in brief: Dual aspect living room overlooking Willes Road, kitchen with integrated appliances included (fridge/freezer, dishwasher & washing machine). Shower room with walk-in shower, WC, heated towel rail and vanity unit and basin. Two double bedrooms split over two levels. Handy storage cupboard to the upper-level accommodation which makes for great cloakroom.

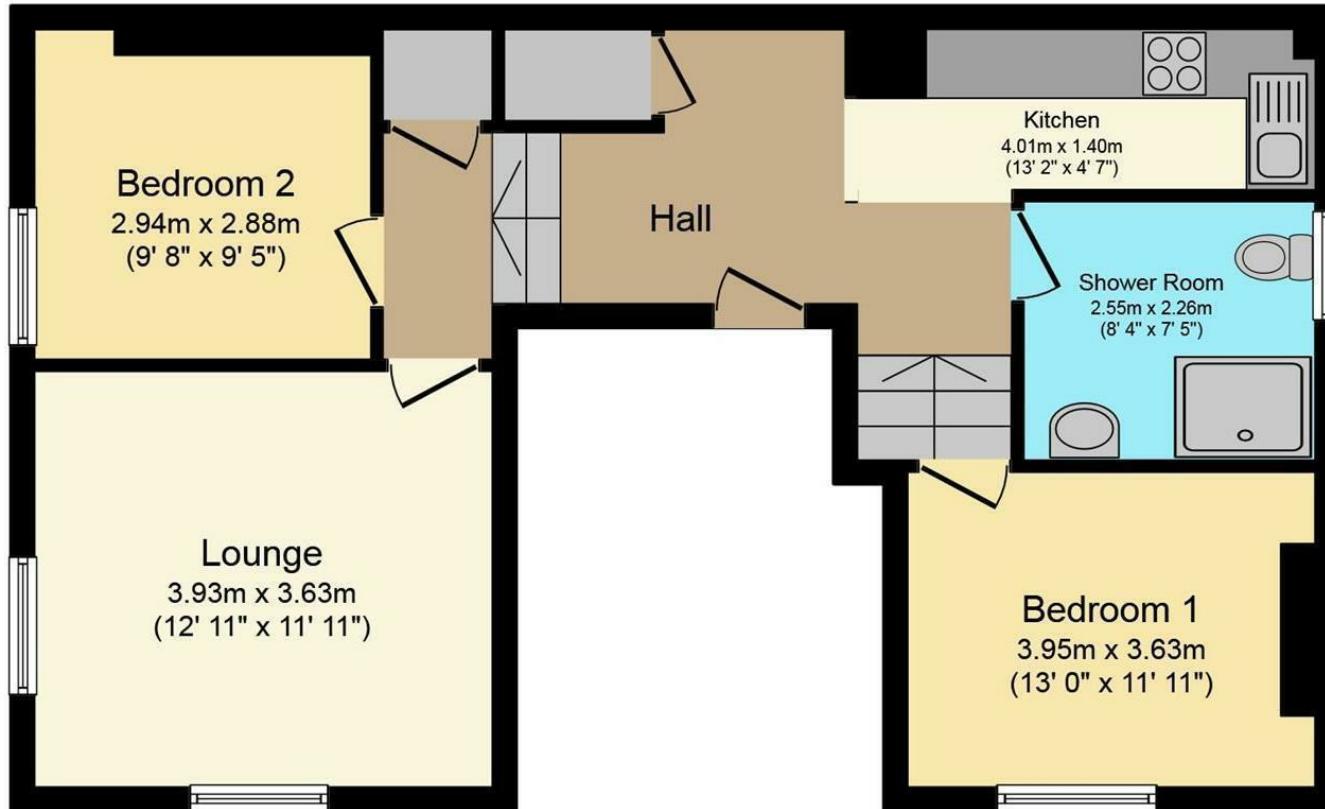
With wood effect laminate flooring throughout and off-road parking space for one car this property is offered FURNISHED. Energy Rating E. Council Tax Band B.





# Key Features

- AVAILABLE END FEBRUARY
- Leamington Spa
- Two Double Bedrooms
- Mid-floor Apartment
- FURNISHED
- Close to Town Centre
- Walking Distance to Train Station
- Off Road Parking Space for One Car
- Energy Rating E
- Council Tax Band B



**Floor Plan**

Total floor area 59.0 sq. m. (635 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX.

**£1,450 PCM**