



Clarendon Square, Leamington Spa, CV32 5QY

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE NOW \*\*\* This elegant and spacious two-bedroom lower ground floor apartment occupies a position opposite pretty greenery and is located within a desired handsome Georgian Square. The apartment is only a moment's stroll from the Parade and the fabulous array of cafes and restaurants Leamington Spa has to offer, walking distance of the train station.

This wonderful home comprises in brief: Bright entrance hall, character living room with feature fireplace and private outlook, breakfast kitchen with appliances included (fridge, freezer & washing machine), space for breakfast table and chairs. Main double bedroom with dressing area, walk in wardrobe, ensuite shower room and direct access to the rear private courtyard garden. Further double bedroom with built in wardrobes and separate shower room.

With a patio style garden to both front and rear elevation and on street permit parking this property is offered UNFURNISHED. Council Tax Band C. Energy Rating D. One pet carefully considered. \*Please note that previous property images have been obtained and that a full redecoration will be taking place in readiness for new tenancy\*











## Key Features

- AVAILABLE NOW
- Leamington Spa
- Two Bedrooms, Two Shower Rooms
- Lower Ground Floor Apartment
- Unfurnished
- Walk in Wardrobe
- Patio Garden to Front & Rear Elevation
- On Street Permit Parking
- Council Tax Band C
- Energy Rating D

**£1,295 PCM**