



Warwick New Road, Leamington Spa, CV32 5JF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

*** AVAILABLE 3RD MARCH - CLOSE TO TOWN CENTRE ***

Three-bedroom ground-floor apartment ideally located within walking distance of Leamington Spa town centre, with convenient access to all major commuter routes. Set within a charming Georgian conversion, the property is entered via its own private front door.

This spacious home briefly comprises: a grand hallway with beautifully high ceilings and characteristic attention to detail. A fully fitted kitchen with Belfast sink, quarry tiles and breakfast bar; appliances included (washing machine, dishwasher, under-counter fridge and freezer). The living room features spectacular large windows allowing the evening sun to flood in, a feature fireplace, and ample space for a dining table and chairs.

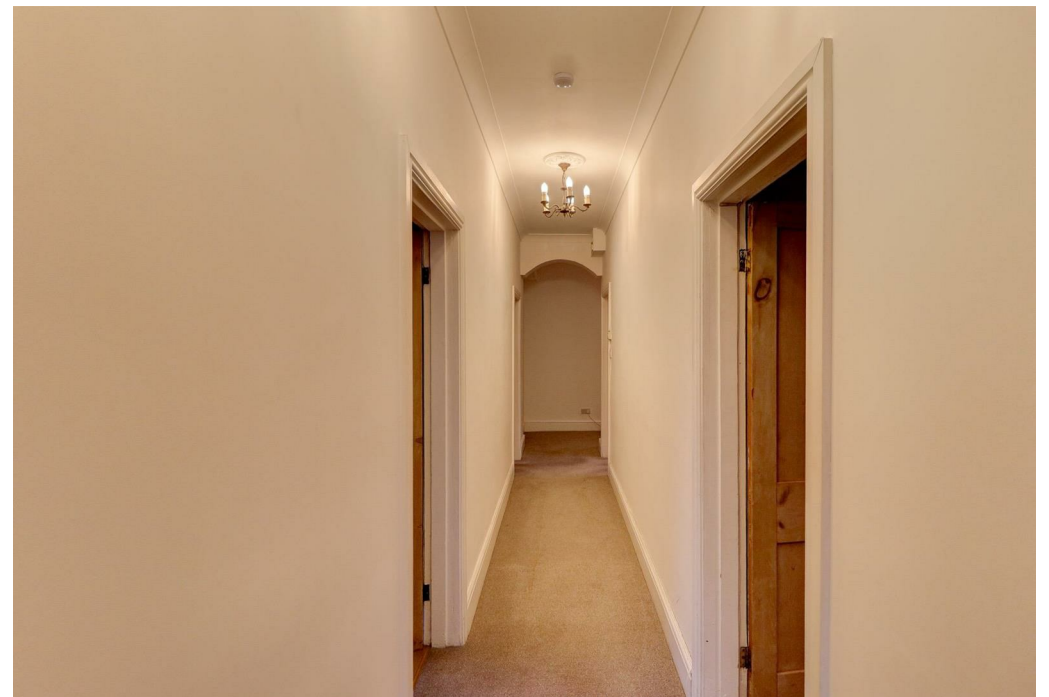
There are two double bedrooms with a garden outlook, and a third bedroom with an en-suite shower room comprising a shower, WC and hand basin, heated towel rail and underfloor heating. This room also offers a great alternative use as a home office or generous walk-in wardrobe.

The incredibly spacious main bathroom benefits from a separate roll-top bath and walk-in double shower with rainfall shower head, as well as underfloor heating throughout.

To the front of the apartment is a small courtyard and storage shed. A further courtyard, accessed via the hallway, is for sole use, or residents may enjoy the communal garden, mainly laid to lawn, during the warmer months.

This property is offered UNFURNISHED. Residents' parking is available for one car; additional parking may be found on Warwick New Road with no permit required. EPC rating: C. Council tax band: C. Sorry, NO PETS allowed due to headlease stipulations.







Key Features

- AVAILABLE 3rd MARCH
- Leamington Spa
- Three Bedrooms, Two Bathrooms
- Spacious Ground Floor Apartment
- Unfurnished
- Close to Town Centre
- Private Use Courtyard Space
- Residents Parking
- Energy Rating C, Council Tax Band C
- Sorry, NO PETS, due to headlease stipulations

£1,450 PCM