



De Normanville Avenue, Leamington Spa, CV31 3SR

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 15th APRIL \*\*\* This wonderfully light and bright apartment is ideally situated for the professional commuter, being close to Leamington Spa train station whilst enjoying the stunning views of Victoria Park. Access to M40 and all major road networks is minutes away.

This spacious 2 bedroom apartment has been finished to a high specification throughout and comprises in brief: Generous open plan kitchen which boasts double oven cooking facilities and integrated appliances (dishwasher, washer/dryer, fridge and freezer), dining and living area has direct access to the glass-fronted balcony and an awesome view of the park.

Two double bedrooms, which are carpeted throughout, are accessed via the hall, positioned either side of a large family sized bathroom, with full suite including shower over bath. The main bedroom features integrated wardrobes and an ensuite shower room. Storage cupboard to the hallway along with video monitor entry system. Secure entry to communal areas and lift access to all floors.

With secure bicycle storage and 2 allocated parking spaces this property is offered unfurnished. Energy Rating B. Council Tax Band C. NO PETS ALLOWED & NO STUDENTS.





# Key Features

- AVAILABLE 15th APRIL
- Leamington Spa
- Second Floor Apartment
- 2 Bedrooms, 2 Bathrooms
- Unfurnished & Lift Access
- Excellently Located for the Commuter
- Stunning Views over Victoria Park
- Energy Rating B
- Council Tax Band C
- NO PETS ALLOWED & NO STUDENTS



**£1,525 PCM**