



Willes Road, Leamington Spa, CV32 4PR

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE EARLY JUNE - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This second floor, spacious, two-bedroom triplex character apartment is set within a stunning converted Georgian town house within the desired Lansdowne Crescent. This positioning provides almost instant access to 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 quintessential 'Leamington' home comprises in brief: Communal entrance, private entrance with ample cloak space. Staircase rising to the next level living accommodation with light and bright breakfast kitchen with views of St Paul's Church and with appliances included (slimline dishwasher, standalone fridge/freezer and washer/dryer). Bathroom with full suite including shower over bath.

Staircase rising to the top floor living space with principal bedroom enjoying the continuation of pretty views and including built in wardrobes. Second bedroom to the front elevation which makes for great multi-use space. Generous living room with feature cast iron fireplace. Carpeted throughout.

With resident's parking to the front of the building and communal use rear courtyard this property is offered UNFURNISHED. Council Tax Band C. Energy Rating TBC. Please note that there is no lift access within this building nor are pets permitted under the overriding headlease.









## Key Features

- AVAILABLE EARLY JUNE
- Leamington Spa
- DEPOSIT ALTERNATIVE AVAILABLE
- Two Bedrooms - Character Triplex Apartment
- Desired Location & Communal Use Rear Courtyard
- Walking Distance to Town Centre & Train Station
- UNFURNISHED
- Council Tax Band C
- Energy Rating TBC
- Sorry No Pets Permitted

**£1,350 PCM**