



Milverton Crescent West, Leamington Spa, CV32 5NF

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE 1st APRIL - GARAGE INCLUDED \*\*\* Immaculately presented, spacious two-bedroom ground floor apartment which is walking distance to the centre of Leamington. The property is walking distance to Leamington Spa Town Centre and train station with close proximity to local amenities, riverside walks and provides excellent commute access to reach M40 corridor and A46.

This stylish home comprises in brief: Generous hallway with cloak area, light and bright living room with communal garden aspect. On trend styled kitchen with butcher block worktops, excellent storage options and integrated appliances (fridge/freezer and slimline dishwasher). Two well-proportioned double bedrooms. Sleek shower room with Crittall style shower screen and vintage wash hand basin cabinetry. Two storage cupboards to the hallway, one which houses the washing machine and tumble dryer.

With wood effect laminate flooring throughout this unique home is offered FURNISHED. Residential parking and further on street available for guests. Council Tax Band B. Energy Rating E. Sorry pets are not permitted at this property due to headlease clauses.









Ground Floor

Total floor area 69.5 sq. m. (748 sq. ft.) approx

## Key Features

- AVAILABLE 1st APRIL
- Leamington Spa
- Two Bedrooms
- Ground Floor Apartment
- Modern Presentation Throughout
- FURNISHED
- Residents Parking
- Garage Included
- Council Tax Band B
- Energy Rating E

**£1,425 PCM**