



Montgomery Road, Leamington Spa, CV31 2TG

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

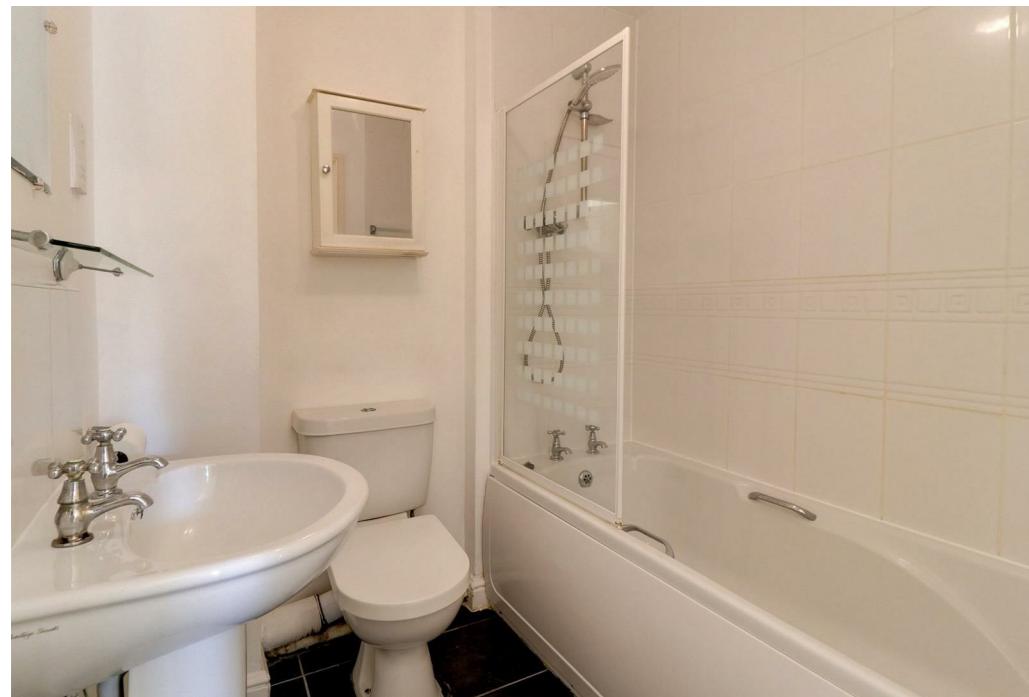
# Property Description

\*\*\* AVAILABLE 7th MARCH - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* Two-bedroom ground floor apartment, excellently located for commute access to M40 corridor and A46. Close to major supermarkets and short drive to town centre and train station.

This ideally positioned property comprises in brief: Secure entry, living room with ample space for dining area and patio doors leading out to small patio area and resident's carpark. Kitchen with good range of storage and appliances included (fridge/freezer and washing machine). Two double bedrooms and bathroom with full suite including shower over bath.

With allocated parking for one car remedial works to take place in between tenancies, this property is offered UNFURNISHED. Council Tax Band B. Energy Rating C. Sorry, no pets permitted due to the headlease stipulations.







## Key Features

- AVAILABLE 7th MARCH - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Two Double Bedrooms
- Ground Floor Apartment
- Excellent Commute Links
- Short Drive to Town Centre & Train Station
- Small Patio Area
- UNFURNISHED
- Council Tax Band B
- Energy Rating C

**£975 PCM**