



Warwick Place, Leamington Spa, CV32 5BL

Property Description

*** AVAILABLE 29th JULY - DEPOSIT
ALTERNATIVE AVAILABLE *** First floor, grade II
listed two-bedroom apartment, excellently
proportioned and desirably decorated to a
fantastic modern standard throughout whilst
retaining a wealth of character features, high
ceilings and ornate cornicing.

This fabulous home comprises in brief: private
entrance hall with dedicated utility room which
house both washing machine and tumble dryer.
Generous open plan living room and kitchen,
original sash windows to the front elevation,
naturally lighting the entire room, access through
the windows to the private balcony which
provides an excellent morning coffee spot.

Sleek and modern kitchen with integrated
appliances (fridge/freezer, dishwasher and wine
fridge) large island which provides excellent
dining/entertaining space. Deluxe shower room,
tiled throughout with walk in shower, hand basin,
WC and storage cupboard.

Bedroom Two is located to the same level facing
the rear elevation, includes bed frame, wardrobe
and carpeted throughout.
Bedroom One is located to the lower-level living
which includes a wardrobe.

The property is situated within a desired location,
just ½ mile west of the Parade, at the heart of
Leamington Spa town centre. Excellent commute
routes to A46/M40 and Train Station. With
resident's parking this property is offered part
furnished as described. Energy Rating D. Council
Tax Band C. *please note that previous images
have been used for illustrative purposes*







Key Features

- AVAILABLE 29th JULY - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- First Floor Apartment
- Two Double Bedrooms
- Part Furnished
- Stunning Modern Presentation
- Close to Town Centre
- Private Balcony & Resident's Parking
- Energy Rating D
- Council Tax Band C

£1,725 PCM