



Warwick Place, Leamington Spa, CV32 5BL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

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 $\frac{1}{2}$ 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