



Belmont Mews, Park Road, Leamington Spa, CV32

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This beautifully appointed mid mews property is located in a very desirable north Leamington location, just off Park Road, one of the town's premier roads, 20 mins walk to the town centre.

The freehold property is being sold with no upward chain, has been tastefully modernised and improved by the current owner to create a stylish home perfectly suited to a first time buyer or investor.

The accommodation comprises - porch entrance, spacious open plan living dining room with bay window, contemporary recently well designed fitted Magnet kitchen with breakfast bar and new flooring throughout the ground floor. The first floor is accessed via open stairs to two good double bedrooms and a bathroom with white suite.

To the front of the property there is a good sized low maintenance garden with separate private off road parking for two cars and an additional single garage.

Viewing is strongly recommended.



Key Features

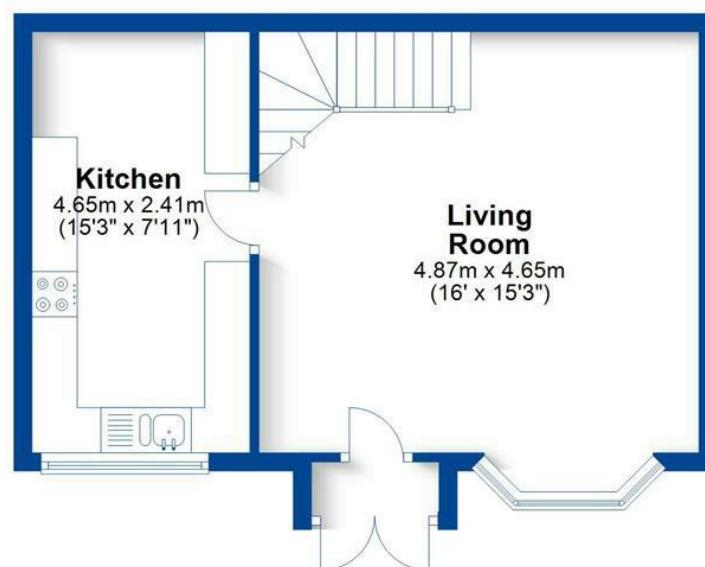
- Beautifully presented mid mews
- Spacious living dining room
- Two double bedrooms
- Sought after location in North Leamington
- Re-fitted Magnet kitchen with integrated AEG appliances
- New stair, hall and bedroom luxury carpets
- Garage & parking for two cars
- Good sized front garden
- Freehold - No chain
- Town centre 20 mins walk





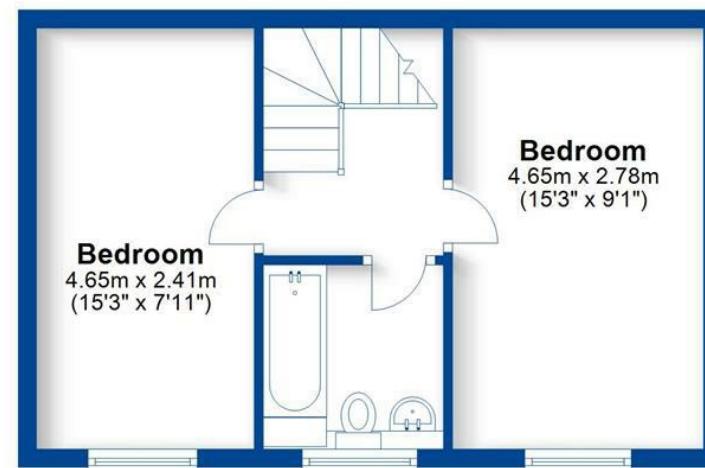
Ground Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 81.5 sq. metres (877.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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Our Testimonials

"I found the service outstanding from start to finish and always felt that the sale of my house was in good hands. I found Mike Cleary friendly and supportive both in achieving the best result for the sale of my house but also in the purchase of my flat. He had the confidence of both purchaser and the person selling. I trusted his judgement and his integrity."

Frank Duffy

"My property kept being sold then falling through for silly reasons. The advice and patience of the Sheldon Bosley Knight staff kept me sane over the past 21 months especially Karen, Meryl and Mike, they said we'd get there in the end and we did."

Ann Gibbs

"The service we received from Sheldon Bosley Knight was exceptional from start to finish. We would like to say a big thank you to Karen Daniels who went above and beyond to enable a smooth sale for my mum.
Thank you, I would highly recommend."

Krystyna Kulpa

"I can't thank Christian, Chloe and the team at Timothy Lea Griffiths enough for all the help and advice they gave to me during the sale of my property. Many people become very stressed during moving house, myself included, however TLG were patient and understanding. They kept me up to date with all ongoing proceedings. I have used TLG in the past and would recommend them to anyone."

Mrs W

"Christian, Chloe and Morgan were fantastic to deal with. Nothing was too much trouble, they were always quick to get answers for us and proactive in making sure the whole process ran efficiently and smoothly. Have already recommended to several people looking to sell. Thanks again!"

Bridie Hind

"Mike went above and beyond what you would expect from an estate agent. Karen was also very good and so was another lady who I spoke to a few times when Karen was away!"

Sian Sharples

"My property proved very challenging and Meryl, Mike and Karen pulled out all the stops working as a professional, competent team. Nothing was ever too much trouble. Highly recommend Sheldon Bosley Knight."

Sue Bold

"Very polite and efficient with good knowledge of the area and the procedures needed to make a sale."

John Boswell, Shipston-on-Stour

"Karen's sales progression skills are quite simply fantastic. She gave sound advice and sought answers with a speed and determination that left us feeling like we were in safe hands."

Victoria Deary

"We received an excellent service from Sheldon Bosley Knight. I explained to Mike on our first meeting that we wanted a quick sale as we'd already found a property and he did exactly what we wanted. The photos and floor plans were done within a couple of days, the brochure looked great and the house was sold within a couple of weeks. Mike and Meryl were great at organising viewings and Karen was fantastic at dealing with everything from offer through to completion."

Ruth Blunt

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk

SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

SURVEYS &
VALUATIONS

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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