



Guys Cliffe Avenue, Leamington Spa, CV32 6QF

The Property

A truly stunning luxury penthouse apartment located in this sought after north east Leamington location, close to the town centre.

The property is light and airy and is reached by a spectacular glass lift, and has a large balcony providing private outside space. Accommodation comprises - Entrance hall, cloakroom w.c, wonderful open plan kitchen/dining/living room with doors leading to the private balcony, the fitted kitchen with a range of integrated appliances.

The large master bedroom has an en suite bathroom with separate shower. The second double bedroom also has an en suite.

A heated driveway leads to a secure basement garage with 2 allocated parking spaces, and a large private store room with a modern glass lift and staircase leading to all floors.





Key Features

- Luxury penthouse
- Secure basement garage parking for two cars
- Sought after location in North Leamington
- Wonderful open plan kitchen/living/dining room
- Private balcony
- Lift access
- Builders warranty cover
- Two bedrooms, two en suites
- EPC: B

Communal Entrance Hall

Second Floor

Hallway

Guest Cloakroom

Open Plan Kitchen/Dining/Living Room

27'3" x 24'10"

Balcony

Bedroom

24'4" x 13'0"

En Suite

Bedroom

15'2" x 9'7"

En Suite

EPC: B

Local Authority: Warwick District Council

Council Tax Band: F

Tenure: Leasehold

A 125yr lease will be available

Ground rent: £250pa

Service charge: 1250pa capped for 4yrs



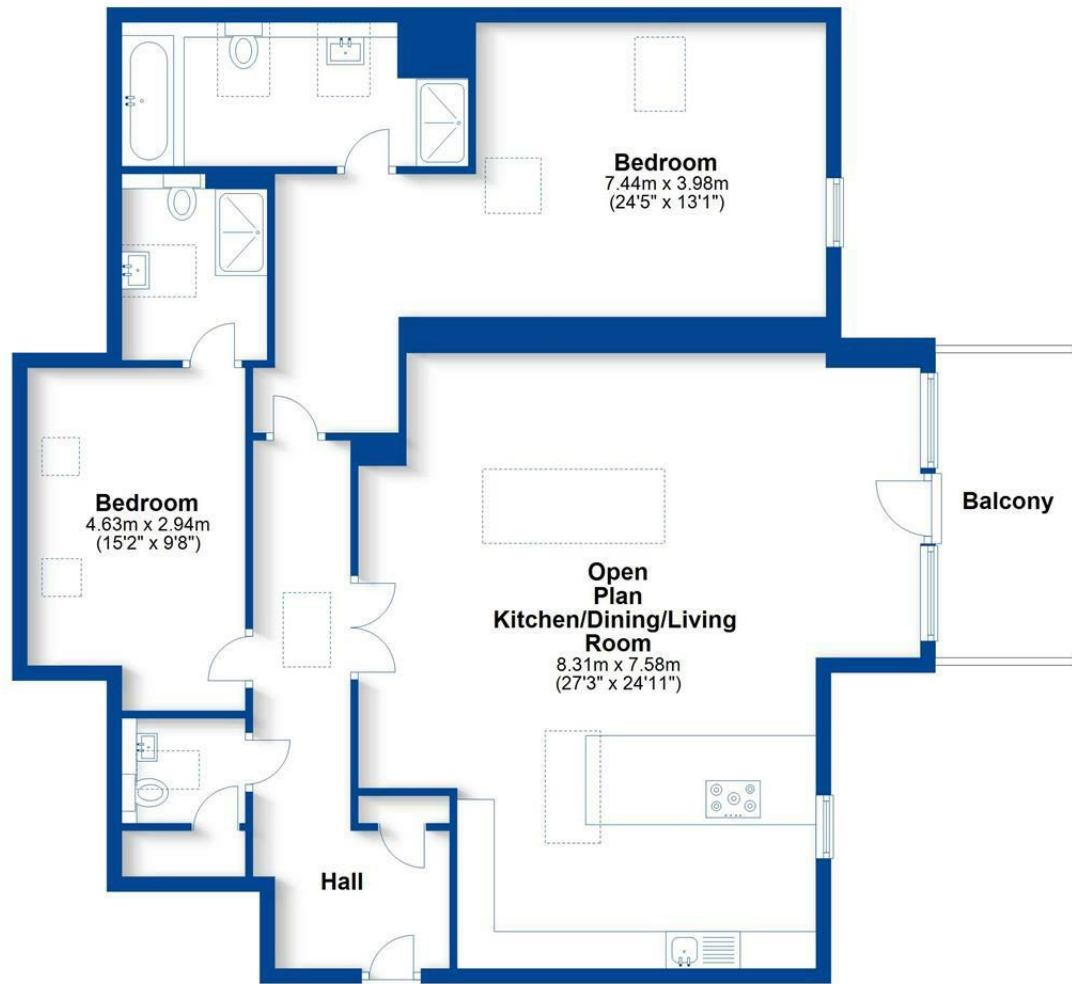




Floorplan

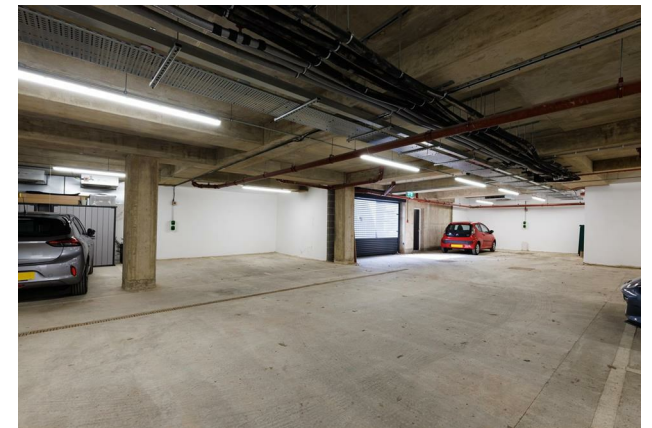
Second Floor

Approx. 130.4 sq. metres (1404.0 sq. feet)



Total area: approx. 130.4 sq. metres (1404.0 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

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

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

sheldonbosleyknight.co.uk



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