



Kenilworth Road, Leamington Spa, CV32 5TE

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE 14th FEBRUARY \*\*\*

First-floor, two-bedroom Regency apartment within this imposing character conversion, located within a stone's throw of the town centre. Easy connections to all major transport links, perfect for the regular commuter.

This unique home briefly comprises: hallway with storage cupboard; open-plan living room/kitchen diner with integrated appliances (fridge, freezer, washing machine, and dishwasher) and breakfast bar; two double bedrooms; and a main, modern shower room with built-in vanity storage.

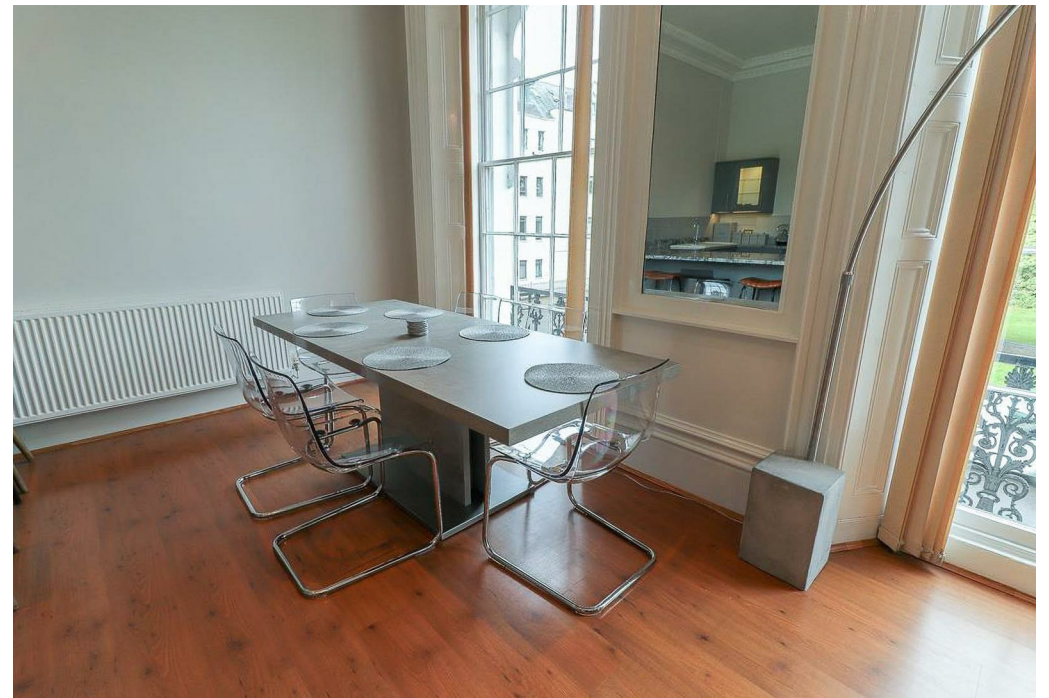
With an allocated parking space for one car, this property is offered PART FURNISHED TO A HIGH STANDARD. Council Tax Band D. Energy Rating C.

Please note there is no lift access. Parking permits may be applied for through Warwick District Council for additional vehicles – please check availability directly via the WDC website.

Sorry, no pets are permitted due to head lease stipulations.

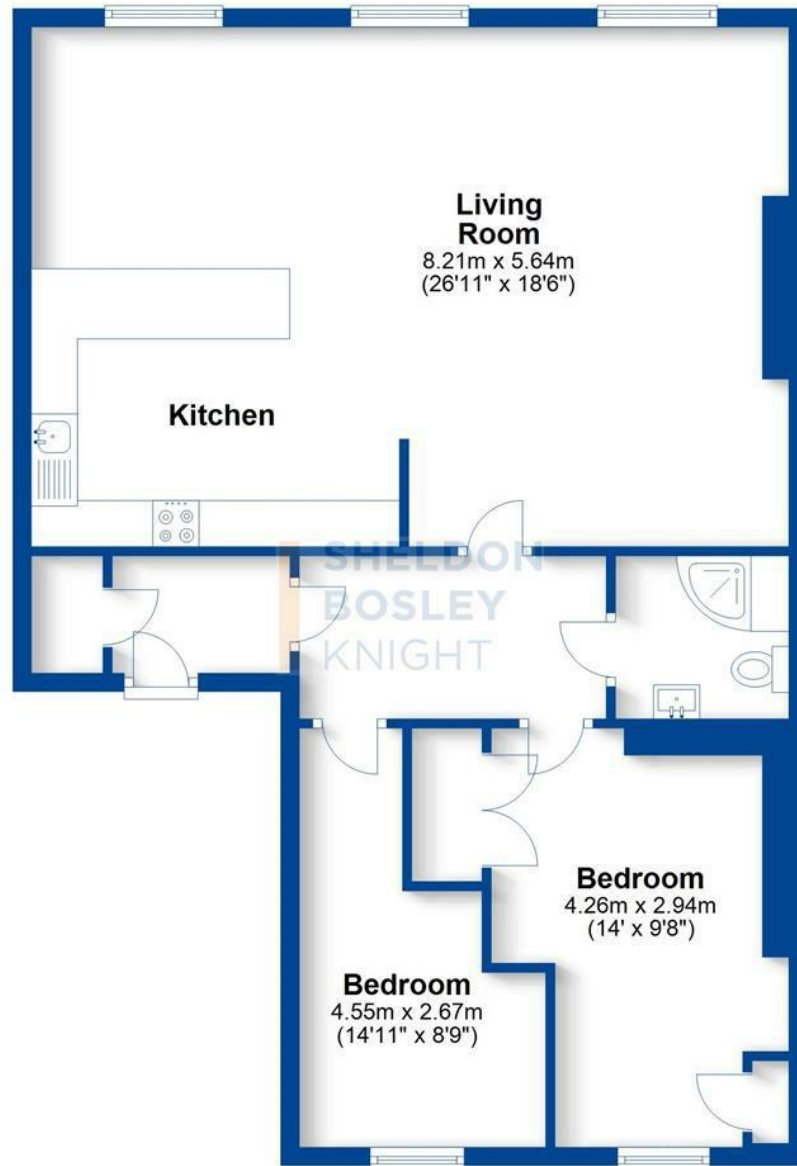






### First Floor

Approx. 84.9 sq. metres (913.8 sq. feet)



Total area: approx. 84.9 sq. metres (913.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight Limited. Not to be reproduced

## Key Features

- AVAILABLE 14TH FEBRUARY
- Leamington Spa
- Two Bedrooms
- First Floor Apartment
- Close to Town Centre - Excellent Commute Options
- High Quality Part Furnishing
- One Allocated Parking Space
- Council Tax Band D
- Energy Rating C
- NO PETS ALLOWED - Due to Headlease Stipulations

**£1,695 PCM**