

## KENILWORTH ROAD













Located in a desirable area of Leamington Spa, this well-presented two-bedroom basement apartment offers a stylish and comfortable living space. The property features a spacious reception room, a modern bathroom, and the added benefit of two allocated parking spaces. With its excellent condition throughout, this home is ideal for first-time buyers, professionals, or investors looking for a property in a sought-after location.

The local area provides a range of amenities, including supermarkets, independent shops, cafes, and restaurants, all within easy reach. The vibrant town centre of Royal Leamington Spa is just a short distance away, offering an excellent selection of high street and boutique shopping, as well as a variety of leisure and entertainment options.

The property benefits from excellent transport links. The A46 and M40 are easily accessible, providing convenient routes to Coventry, Warwick, and Birmingham. Leamington Spa Railway Station is also nearby, offering direct train services to London Marylebone, Birmingham, and other major destinations. Regular bus services operate in the area, ensuring convenient public transport connections.

Families and professionals will appreciate the selection of well-regarded schools in the area. Telford Infant and Junior School and North Leamington School are both within close proximity, offering excellent educational facilities.

This beautifully presented apartment in Leamington Spa combines modern living with the convenience of excellent transport links, local amenities, and allocated parking, making it a fantastic opportunity for a range of buyers.

Living Room 14'8" x 9'8"

Kitchen 12'10" x 8'0"

Bedroom One 17'0" x 8'2"

Bedroom Two 14'10" x 9'3"

Bathroom 9'3" x 5'7"







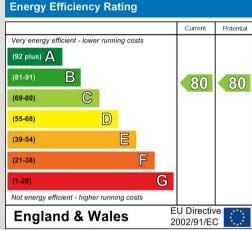


## **GROUND FLOOR**



Whist very sitemps has been made to ensure the accuracy of the foorgian contained here, measurements of doors, windows, comes and any pite items are approximate and no responsibility in select of any error, and sold the selection of the selecti





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