



45 Clarendon Avenue
LEAMINGTON SPA

PRICE
**£1,895 Per calendar
month**

A spacious and well presented town house of character, located just a short walk from The Parade and in an ideal position for Leamington Spa's many and varied amenities. The accommodation briefly comprises: Entrance hall, living room with cast iron fireplace and bay window, separate dining room, breakfast kitchen, ground floor cloakroom/wc, basement laundry room and further basement family room/office, three bedrooms and bathroom with separate shower cubicle. Outside there is a small courtyard garden. Unfurnished and available early/mid July.

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ENTRANCE HALL

LIVING ROOM

DINING ROOM

BREAKFAST KITCHEN

BREAKFAST AREA

CLOAKROOM/WC

BASEMENT LAUNDRY ROOM

BASEMENT ROOM TWO

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

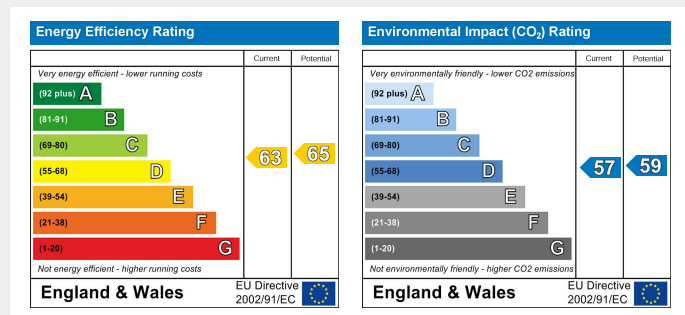
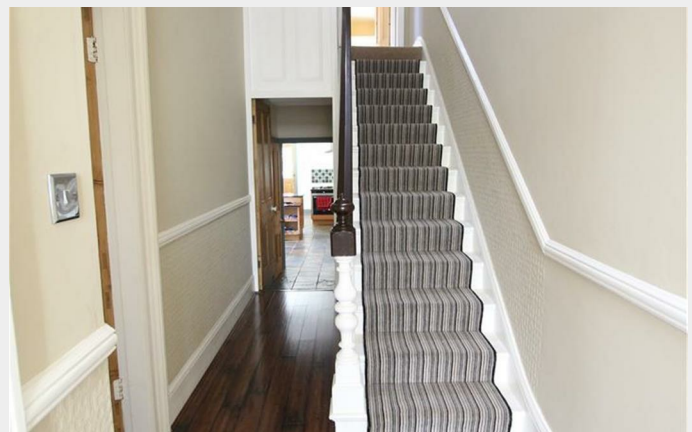
BEDROOM THREE

BATHROOM

COURTYARD GARDEN

BULLETS

- Town House
- Spacious living
- Basement family room
- Three bedrooms
- Council tax - E
- Close to town centre
- small courtyard garden
- Breakfast Kitchen
- Unfurnished
- Available early/mid July



Sheldon Bosley Knight for themselves and for the landlords of the property whose agents they are give notice that these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. The Landlord does not make or give, and neither Sheldon Bosley Knight and any person in this employment has an authority to make or give any representation or warranty whatsoever in relation to this property. Whilst we endeavour to make our particulars accurate and reliable, should there be any point which requires clarification please contact this office. This may be particularly important if you are contemplating travelling some distance to view the property.

SBK | SHELDON
BOSLEY
KNIGHT

Exceeding the Standard

Leamington Spa
29 Denby Buildings
Regent Grove
Leamington Spa, CV32 4NY
Tel: 01926 430555

Kenilworth
9 The Square
Kenilworth
Warwickshire, CV8 1EF
Tel: 01926 857595

Stratford-upon-Avon
Morgan House, 58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
Tel: 01789 292310

Shipston-on-Stour
The Corner House, Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: 01608 661666

