



## Northumberland Court , LEAMINGTON SPA

PRICE  
£1,250 Per calendar  
month

A large (1,435 sq ft – 133 sq m) duplex apartment with gas fired central heating situated in a purpose-built development, situated on the corner of Kenilworth Road and Northumberland Road. The accommodation briefly comprises: Entrance hall, cloakroom/wc, kitchen with fridge/freezer, dish-washer and washer/dryer, lounge, dining room, stairs to upper level where there are three large bedrooms and a bathroom with a separate wet shower area. Garage plus separate lockable bicycle storage area. Outside there are pretty communal grounds with ample residents off-road parking. Council Tax Band E - Available 15.3.17 - Unfurnished - No Smokers - No Students - No Pets - No More than 2 Sharers



# Northumberland Court Northumberland

## , LEAMINGTON SPA

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE

20'9" x 15'3" (6.35 x 4.67)

DINING ROOM

15'3" x 8'6" (4.67 x 2.61)

KITCHEN

11'8" x 8'1" (3.58 x 2.48)

BEDROOM 1

14'11" x 14'0" (4.57 x 4.29)

BEDROOM 2

14'0" x 12'9" (4.29 x 3.91)

BEDROOM 3

12'0" x 9'8" (3.66 x 2.95)

BATH/SHOWER ROOM

4.57 x 2.9 (1.22m.17.37m x 0.61m.2.74m)

RESIDENTS OFF-ROAD PARKING

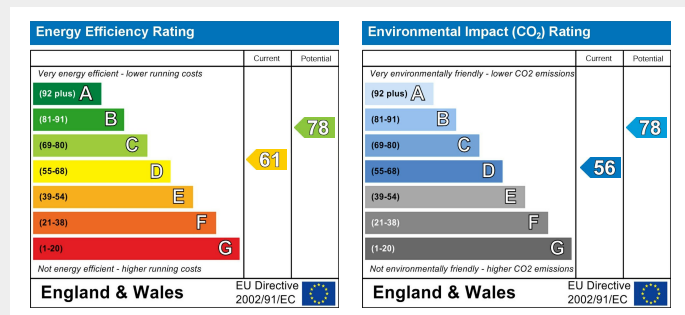
GARAGE EN BLOC

LOCKABLE BICYCLE STORE

RESIDENTS' OFF ROAD PARKING

### BULLETS

- Duplex Apartment
- Entrance Hall, Cloakroom
- Kitchen
- Bath/Shower Room
- Available 15.3.18 - Unfurnished
- Desirable Location
- Lounge, Dining Room
- Three Bedrooms
- Council Tax Band E
- No Smokers - No Student - No Pets



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  
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Morgan House, 58 Ely Street  
Stratford-upon-Avon  
Warwickshire, CV37 6LN  
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#### Shipston-on-Stour

The Corner House, Market Place  
Shipston-on-Stour  
Warwickshire, CV36 4AG  
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