



## 53 Clarendon Avenue , LEAMINGTON SPA

PRICE  
£1,400 Per calendar  
month

\*\*\* AVAILABLE 23rd APRIL - Being redecorated throughout \*\*\* This stylish and well-proportioned 3 bedroom duplex garden apartment is desirably situated in the centre of Leamington Spa with easy access to shops, bars and restaurants. The accommodation comprises in brief: First level Entrance hall, living room with bay window, large kitchen/diner, a double bedroom, small study and a shower room. Downstairs is a large double bedroom, bathroom with a roll top bath and separate shower cubicle, dressing area with fitted wardrobes and a utility room. With is a rare spacious hard landscaped garden to the rear and on street parking (permit required) this property is offered PART FURNISHED. Council Tax Band B. Energy Rating D. (NO STUDENTS ALLOWED)

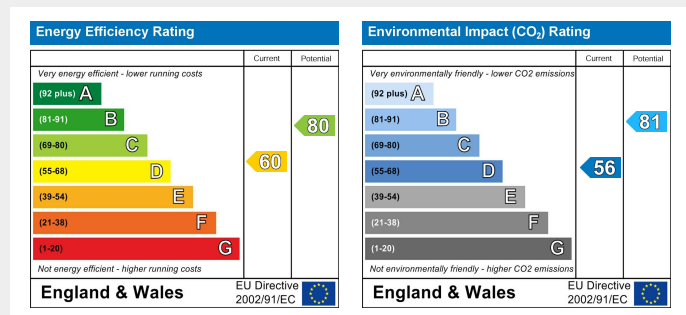
# 53 Clarendon Avenue

## , LEAMINGTON SPA

\*\*\* AVAILABLE 23rd APRIL - Being redecorated throughout \*\*\* This stylish and well-proportioned 3 bedroom duplex garden apartment is desirably situated in the centre of Leamington Spa with easy access to shops, bars and restaurants. The accommodation comprises in brief: First level Entrance hall, living room with bay window, large kitchen/diner, a double bedroom, small study and a shower room. Downstairs is a large double bedroom, bathroom with a roll top bath and separate shower cubicle, dressing area with fitted wardrobes and a utility room. With is a rare spacious hard landscaped garden to the rear and on street parking (permit required) this property is offered PART FURNISHED. Council Tax Band B. Energy Rating D. (NO STUDENTS ALLOWED)

### BULLETS

- AVAILABLE 23rd APRIL
- Two Bedrooms
- Part Furnished
- Permit Parking Required
- Energy Rating D
- Leamington Spa
- Duplex Apartment
- Hard Landscaped Garden
- Council Tax Band B
- NO PETS OR STUDENTS ALLOWED



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

