



**2 Bed
Apartment
located in**


MARGETTS
ESTABLISHED 1806

Flat 2, Saxon Court 2 Guys
Cliffe Avenue
Royal Leamington Spa
CV32 6LY



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£1,500 Per Month

Located on Guys Cliffe Avenue in Leamington Spa, this spacious and executive two-bedroom, GROUND FLOOR unfurnished apartment offers comfortable and practical living in a convenient location. The property comprises a spacious living room, two well-sized bedrooms, two bathrooms, and a fitted kitchen. At approximately 850 sq ft, there is plenty of living space throughout complete with beautiful outdoor space with the communal gardens to rear and private balcony to the front. The apartment also benefits from 2 tandem allocated parking spaces. Situated close to local amenities, parks, and transport links, it is well placed for easy access to Leamington Spa and the surrounding areas.

An ideal home for professionals, couples, or small families looking for a well-presented apartment in a popular residential area.

The deposit for this property will be £1730.00 additional to the first months rent. We would expect the income of the prospective tenant or combined income to be in excess of £45,000pa.

Communal Entrance Hall

Front door opens to the Communal Entrance Hall with telephone security link, and lift to all floors

Private Reception Hall

Private Reception Hall to the apartment with storage cupboards and video security link to the front door

Cloakroom

with WC and wash hand basin

Magnificent Living Room

with double glazed windows and French door doors opening onto the ground floor balcony area

Superb luxury fitted kitchen

with a range of base units sink and eye-level wall cupboards and incorporating the following appliances dishwasher, fridge freezer, oven and hob, washing machine.

Master DOUBLE bedroom

enjoys 2x fitted wardrobes and door opening through to the:

Superb Ensuite Four Piece Bathroom

with panelled bath, separate shower cubicle, low-level WC, and wash hand basin

Bedroom Two

is a well proportioned double room with airing cupboard housing the gas fire central heating boiler, further fitted wardrobe, and door opening to

Ensuite Shower Room

with fully tiled shower cubicle, low-level WC and wash hand basin.

Outside

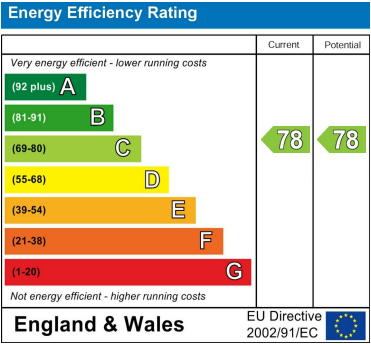
There are rear communal gardens with a patio area adjoining bedroom 1.

Allocated tandem Parking spaces.

Property sits in the Leamington Spa Conservation Area.

We are unable to offer permission for pets at this property as this is banned in the Head Lease.





DIRECTIONS

CONTACT

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