

TOTAL FLOOR AREA; 348 sq.ft. (32.4 sq.m.) approx.

Whist every attempt his been made to ensure the accuse; of the floorigin contained here, measurements, of doors, windows, froms and any other items are approximate and no responsibility is taken for any error, omission or rise statement. This pain is not insufficiently contained to several such contained

## charlesrose.

- 01926 832411
- hello@charlesrose.co.uk
- charlesrose.co.uk



This beautifully presented garden apartment is located within the imposing and centrally positioned Birkland House in the heart of Leamington Spa town centre within this fashionable west position all simply strolling distance from all the towns amenities, parks and train station. The apartment is located on the lower ground and offers open plan living, large double bedroom and comes with its own private garden which is so rare for a town centre apartment. Further benefitting with no onward chain.







