



9 Dormer Place Leamington Spa

£2,200 PCM

9 Dormer Place is an exceptionally well appointed Regency Development comprising of 5 apartments within a brand new conversion, situated in a stunning position within Royal Leamington Spa, offering superb views over the Pump Room Gardens. Located in the Regency heart of the town centre, within a few minutes walk to all restaurants, bars, shops and train station, 9 Dormer Place offers the perfect town centre living' accommodation.

Apartment one is an exceptional duplex apartment located from the stunning communal hallway and comprises as follows:

Reception Hallway 15'1" x 15'0"(4.59m x 4.58m) With stairs leading to the upper floor.

Cloakroom/WC With wash hand basin.

Utility 4'4" x 8'9"(1.31m x 2.67m) With base and wall cupboards housing Bosch washing machine and tumble dryer.

Dining/Kitchen 19'9" x 16'3"(6.02m x 4.96m) With central Island and Neff integrated appliances including dishwasher, full height fridge and freezer, two single ovens one being a microwave combi and warming drawer, pull out larder and wine rack.

Bedroom Two 12'2" x 10'0"(3.71m x 3.06m)

Ensuite Shower Room

Bedroom Three 9'4" x 13'7"(2.85m x 4.15m)

First Floor

Bedroom One 20'0" x 18'3"(6.10m x 5.57m)

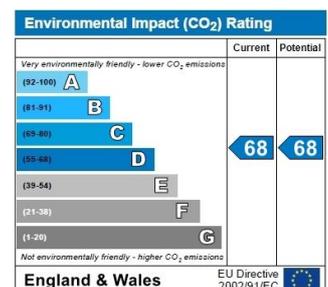
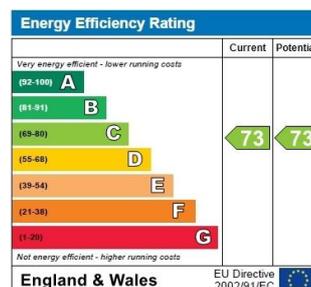
Bathroom

Drawing Room/Living Room 19'10" x 16'1"(6.04m x 4.90m) With balcony.

Study 11'11" x 5'10"(3.64m x 1.77m)

Second Floor

Half Landing Housing boiler room.



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