



Milverton Crescent West,  
(from) PCM £1,500 (from) PCM

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ESTATE AGENTS

# Milverton Crescent West, , Leamington Spa

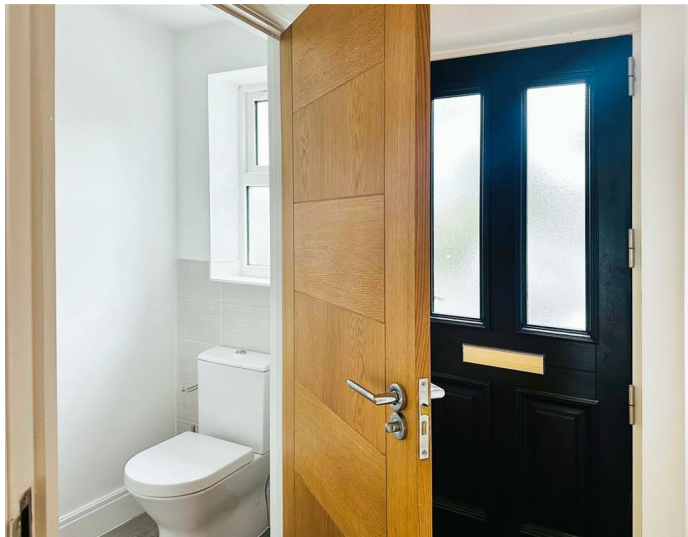
Complete is delighted to offer for rent this beautifully presented townhouse set in one of the most desirable parts of Royal Leamington Spa. The property is situated in the north of Leamington in a residential area within a few minutes' walk to the town centre, which has an array of restaurants and boutiques. The property offers excellent living accommodation consisting of an entrance hall that leads to the downstairs WC, as you walk through there is a beautifully fitted open-plan kitchen/lounge with a generous selection of wall and base units finished with high gloss doors, it also homes the integrated white goods including a dishwasher. It also boasts underfloor heating. There are large patio doors that lead to the walled patio area, just perfect for that glass of wine in the evening. The first floor has 3 double bedrooms, the first room facing the front of the property has a built-in mirrored wardrobe and ensuite with a double shower unit and heated towel rail, the second bedroom also has a double wardrobe and boasts a balcony facing over the patio with double french doors, as well as an en-suite with double shower unit and heated towel rail, the third bedroom faces the front of the property, again with fitted wardrobes and ensuite with a bathtub. The property has two off-road parking spaces. AVAILABLE IMMEDIATELY

## Kitchen

This modern open-plan kitchen offers a perfect blend of style and functionality. Equipped with high-end built-in appliances, it boasts a clean, modern design that enhances both cooking and entertaining. The open layout effortlessly connects to the living and dining areas, creating a welcoming space for family gatherings and socializing.

## Downstairs WC

This conveniently located downstairs WC combines practicality with modern elegance. Featuring sleek tiling and a bright, neutral décor, the space feels fresh and inviting. The room is equipped with a contemporary toilet and benefits from a frosted window, which provides ample natural light while maintaining privacy. Its compact yet functional design makes it an ideal addition to the home, perfect for guests and everyday use.



## Living Room

This inviting open-concept living room features beautiful wooden floors and French doors that flood the space with natural light and offer a seamless connection to the outdoors. The room also includes cupboard storage, providing a practical solution for keeping your space organized without sacrificing style. Perfect for relaxing or entertaining, this living area combines comfort with elegant design.

## Bedroom One with En Suite

This spacious and modern bedroom combines style and functionality. The vaulted ceiling with recessed spotlights enhances the sense of space, while the large window fills the room with natural light, creating a bright and welcoming atmosphere. A built-in wardrobe with sleek sliding doors offers ample storage, maintaining a clean and organized look. The room is further complemented by a private ensuite bathroom, adding convenience and privacy, making it an excellent choice for a guest or primary bedroom.

## Bedroom Two with En Suite

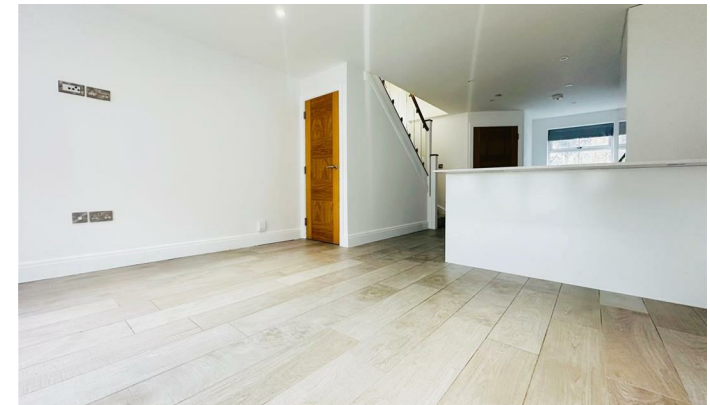
This bright and elegant bedroom is a standout feature of the home, boasting a vaulted ceiling with recessed spotlights that enhance the sense of space and modernity. The room is beautifully illuminated by natural light pouring through double French doors, which open onto a private glass-fronted balcony. Perfect for enjoying a morning coffee or relaxing in the fresh air, the balcony adds a touch of luxury to the space. The bedroom also features a built-in wardrobe with sliding doors for streamlined storage and comes complete with its own ensuite bathroom, offering privacy and convenience.

## Bedroom Three with En Suite

This beautifully presented bedroom offers a bright and peaceful retreat. The vaulted ceiling, paired with recessed spotlights, creates a modern and airy feel, while the neutral décor ensures versatility to suit any personal style. A large window bathes the space in natural light, enhancing its welcoming atmosphere. The built-in wardrobe with sleek sliding doors provides convenient storage solutions, maximizing functionality. Completing the room is a private ensuite bathroom, adding a touch of luxury and ensuring practicality for everyday living.

## Outside Space

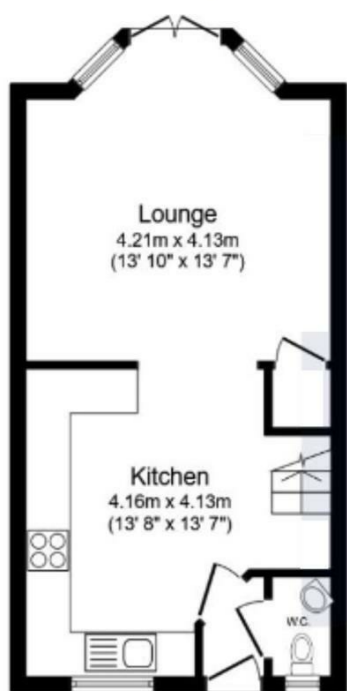
This charming and low-maintenance outdoor area offers a blend of functionality and style. Featuring a beautifully paved patio, it's perfect for al fresco dining, entertaining, or simply relaxing. Enclosed by clean, modern walls for added privacy, the space



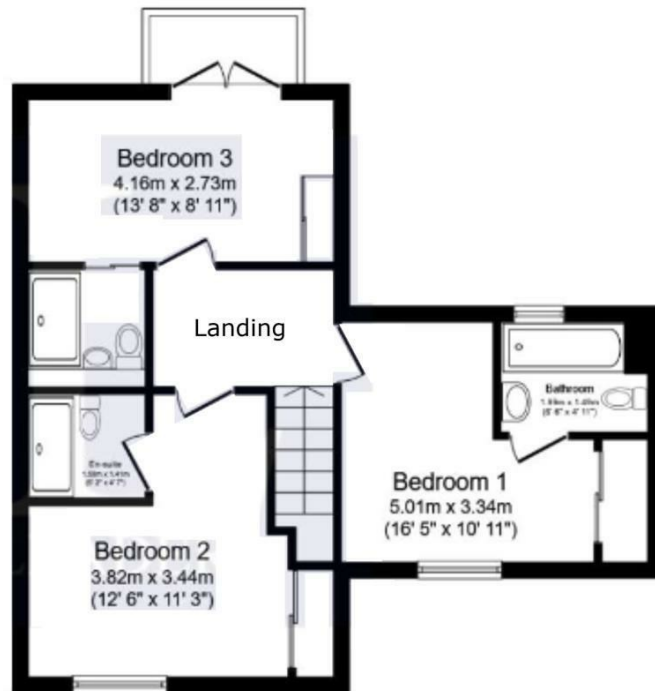
ensures a peaceful retreat. The double doors leading to the house provide seamless indoor-outdoor living, while the wooden gate offers convenient access. With its clean design and potential for customization, this courtyard is a wonderful extension of the home.

This property benefits from a secure gated car park, offering peace of mind and convenience. The car park provides two

allocated parking spaces, perfect for households with multiple vehicles or visitors. Access is controlled via a fob system, ensuring both security and ease of entry. This feature adds to the property's practicality, making it an ideal choice for modern living.



**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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