

PCM  
**£840 PCM**  
**Station House**  
Leamington Spa, CV31 3NS



## PROPERTY SUMMARY

**\*\*360 Virtual Tour on this STUDENT PROPERTY\*\*** A Self contained Studio offering a private space including, kitchen/lounge modern bathroom and bedroom area. View the Floor Plan to see the stylish layout and even your own balcony overlooking The Grand Union Canal. Station House offers unrivalled accommodation and facilities. With on-site Gym facilities, several outdoor communal areas and an outdoor games area for your entertainment. There is free WIFI throughout, and the use of an indoor communal area. The accommodation also benefits from on-site evening security, CCTV and secure gated parking (additional fee) for your safety. Its position within the town, is second to none, across the road is the train station, university bus stops and a 5 minutes walk into the town centre, Station House really has it all. Available 1st September

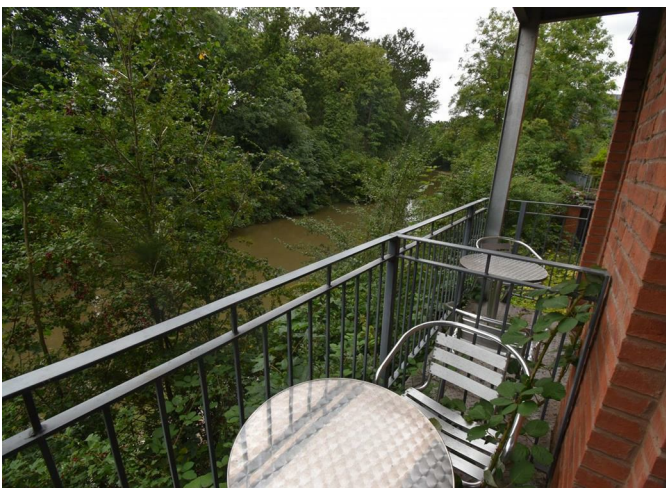
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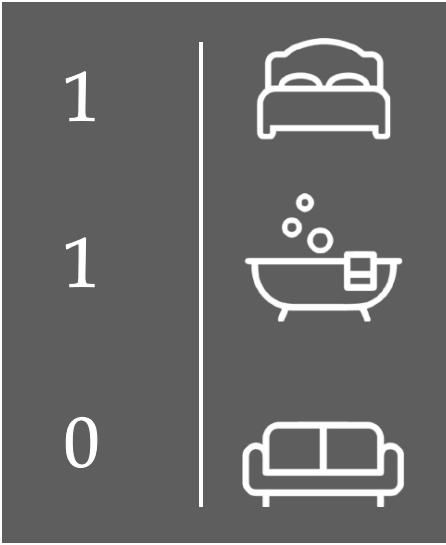




### 38 G Block, Station House, Leamington Spa



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
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**OFFICE DETAILS**