



£325,000

Leicester Street

Leamington Spa, CV32 4TQ

## PROPERTY SUMMARY

A well-presented four-bedroom student investment property, fully licensed and ideally positioned just north of Leamington Spa town centre within a sought-after conservation area.

This attractive property offers an excellent opportunity for both immediate rental income and long-term capital growth, with comparable homes in the surrounding area achieving values in the region of £400,000.

Perfectly situated for easy access to Warwick University via regular bus routes, the property is also just a short stroll from the vibrant town centre, with its array of cafés, restaurants, bars and the beautiful green spaces Leamington Spa is renowned for.

Currently let at an annual rent of £20,900 until 31st July 2026, the accommodation comprises four bedrooms, a first-floor shower

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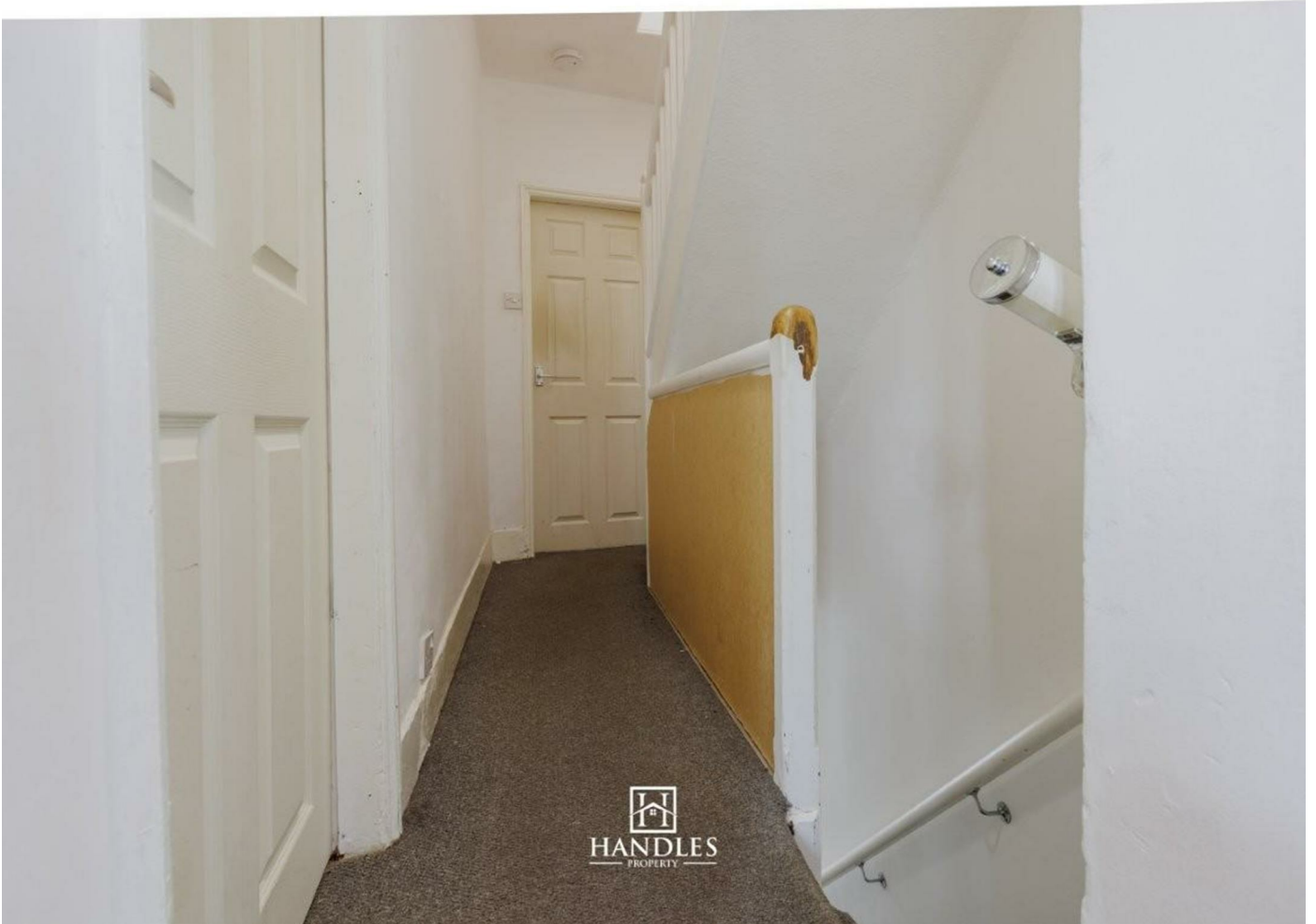


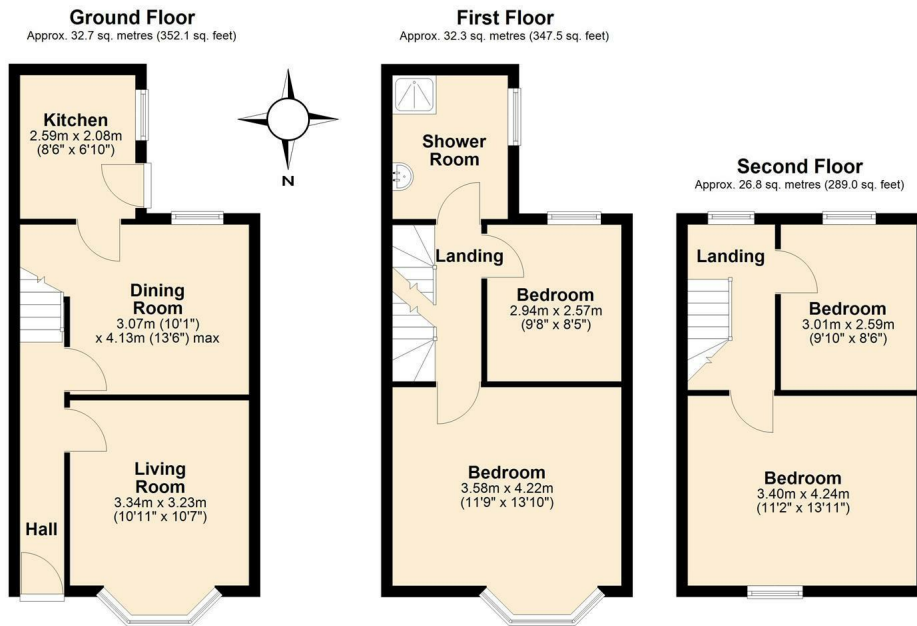
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Total area: approx. 91.8 sq. metres (988.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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



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