



£200,000
36 Leam Terrace
Leamington Spa, CV31 1BQ

PROPERTY SUMMARY

This beautiful second-floor apartment, set within an elegant Grade II listed Georgian townhouse, completely surprised us in the best possible way. Light-filled and wonderfully well proportioned, it showcases classic period features including sash windows, ornate plaster cornicing, and that elusive quality you can't quite put your finger on – it just feels right.

The current owner purchased the property just over five years ago and has since carried out a number of thoughtful improvements and enhancements, elevating the space into the seductive, turnkey home we see today. It's the sort of apartment that works effortlessly as a first home, a stylish bolt-hole, or a lock-up-and-leave second home.

Perfectly positioned just moments from Leamington Spa town centre and the railway station, the location is as convenient as it is desirable. Outside, residents enjoy use of a large car park on a first-come, first-served basis, along with beautiful south-facing

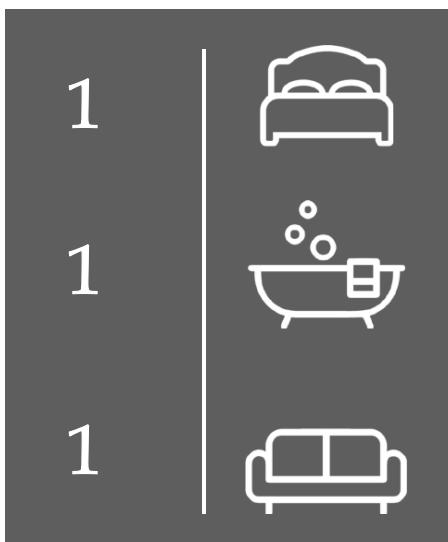
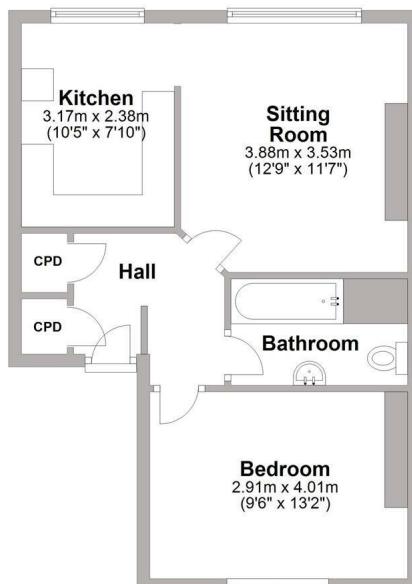
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Approx. 45.4 sq. metres (488.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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