

PCM  
**£3,900 PCM**  
**24 Russell Street**  
Leamington Spa, CV32 5QB

## PROPERTY SUMMARY

**\*\* 360 Virtual Tour on this STUDENT PROPERTY\*\*** A stunning six bedroom student apartment located in the town centre above moo bar. The property is presented to a very high standard throughout and has an open plan living area with a modern fitted kitchen and six shower rooms. Viewing highly recommended. Available 1st September.

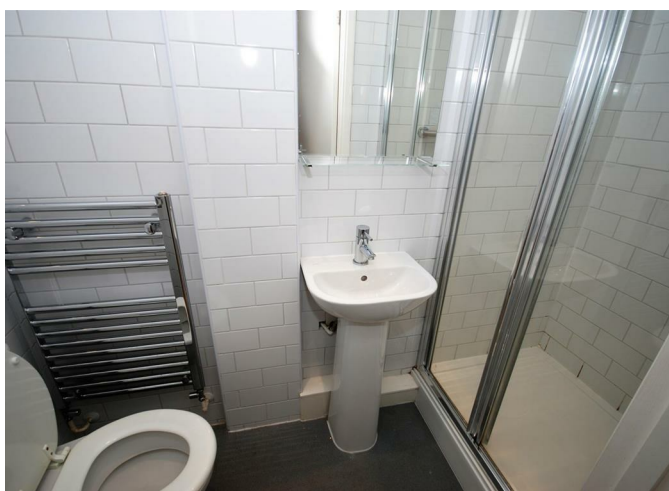
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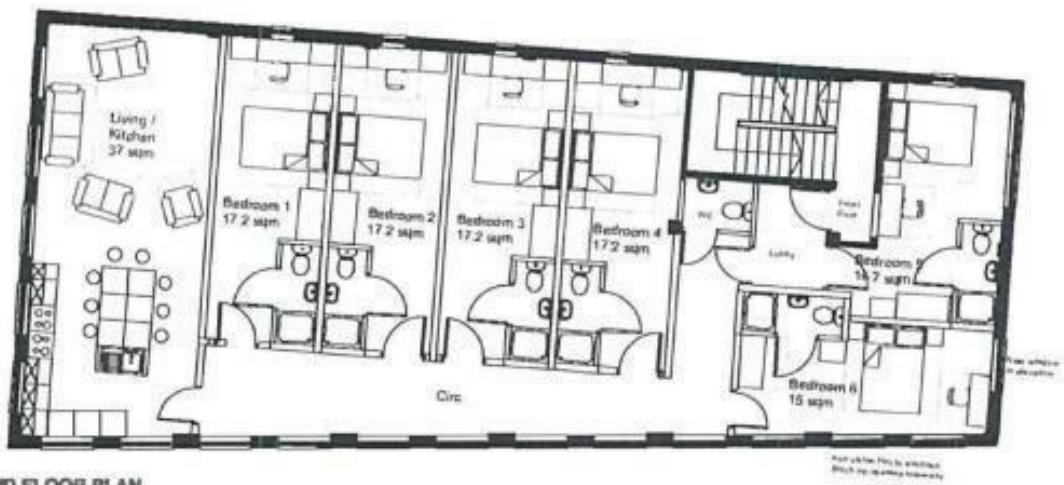
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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>67</b> | <b>67</b>               |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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



**OFFICE ADDRESS**  
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 Warwickshire  
 CV32 5HO

**OFFICE DETAILS**