

PCM

£4,200 PCM

Victoria Chambers

Leamington Spa, CV32 4AG

## PROPERTY SUMMARY

7 bedroom student flat located in the heart of Leamington Town center on The Parade opposite the Town Hall. Best student location in a student complex of 2,3,4,6,7 and 8 bed student flats. Recently renovated to a high standard, with air source central heating, modern fixtures and fittings, carpets and furniture. 7 Good sized bedrooms all with double beds, combi wardrobes, bedside tables, bookcases, desk and chairs. Large dining Kitchen with separate Lounge. Two bathroom's, (1 x shower room, 1 x bath with shower over) Flat has its own storage room. Video entry system and cctv. 11 month contract from 1st September 2025. £600 per person per month. **\*\*ALL BILLS & INTERNET INCLUSIVE\*\*** The Landlord is a two time winner of 'Landlord of the Year'

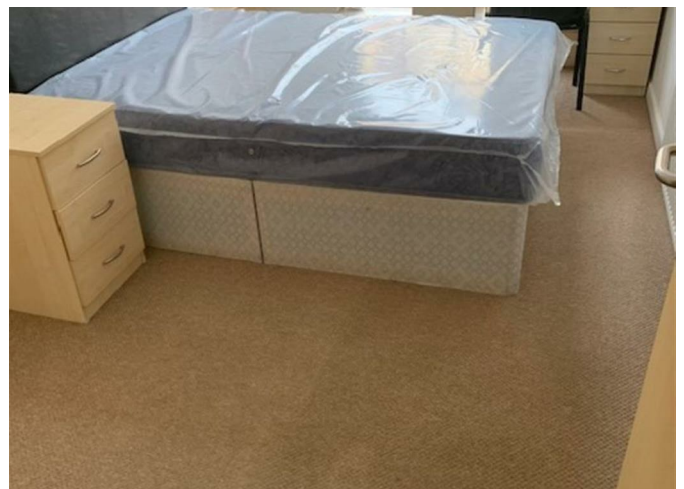
7



2

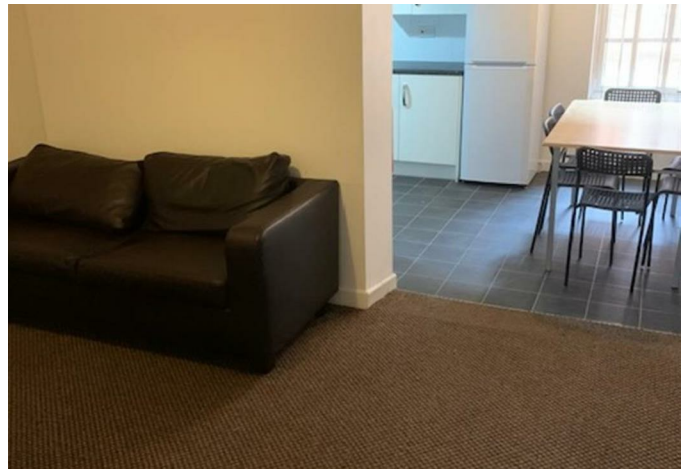


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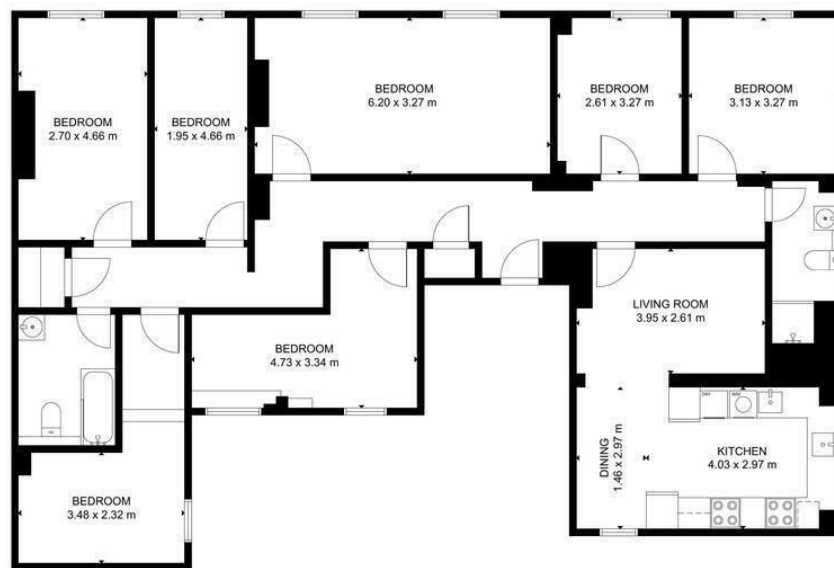








Apartment 1 - Victoria Chambers



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 156 m<sup>2</sup>  
FLOOR 1: 156 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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>		
(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**  
8a Regent Street  
Leamington Spa  
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**OFFICE DETAILS**