



PER MONTH  
**£3,950 Per Month**  
**Warren Close**

Leamington Spa, CV32 6LA

## PROPERTY SUMMARY

An exceptional four-bedroom family home, beautifully renovated and thoughtfully reconfigured to create an outstanding standard of luxury living, ideally positioned in a quiet cul-de-sac on Warren Close in the heart of Leamington Spa, enjoying a view on to the cricket club and in a perfect position for catchment into some fantastic schools.

Having undergone extensive improvement by the current owners, including some exceptional bespoke joinery, this stunning home showcases the remarkable care, time and attention to detail that has been invested throughout, resulting in an elegant and sophisticated property perfectly suited to modern family life.

The true centrepiece of the home is the spectacular open plan kitchen and dining space. Designed with both entertaining and everyday living in mind, this breath taking area features a substantial central island, high-quality finishes, and an abundance of

4



2



2







4	
2	
2	

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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