



PER CALENDAR MONTH
**£1,995 Per Calendar
Month**

Leamington Spa, CV32 7TB

PROPERTY SUMMARY

An exceptional three-bedroom family residence, positioned within one of the area's most sought-after locations and renowned for its outstanding primary and secondary schooling. This beautifully presented home has been finished to an exquisite standard throughout, offering elegant yet practical living spaces ideally suited to modern family life.

The ground floor boasts a sophisticated lounge and dining area, complemented by charming log burner, creating a warm and inviting atmosphere. A sleek, contemporary fitted kitchen enjoys views over the expansive rear garden, seamlessly blending style with functionality. A discreet downstairs cloakroom completes the accommodation on this level.

Upstairs, the property offers three generously proportioned double bedrooms, with the principal bedroom benefitting from extensive built-in wardrobes. A stylish family bathroom serves the remaining bedrooms.

3



1



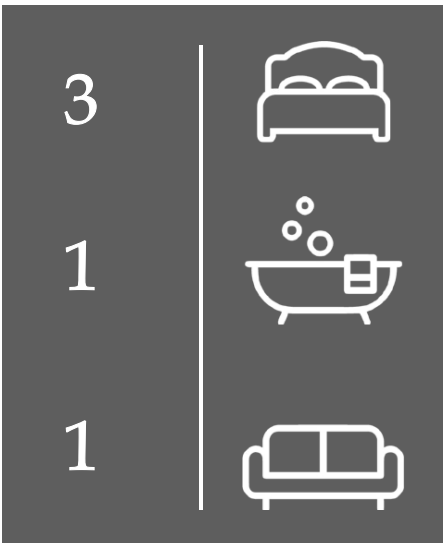
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Total area: approx. 108.0 sq. metres (1162.7 sq. feet)



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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