

PCM
£1,595 PCM
Rugby Road
Leamington Spa, CV32 7JJ

PROPERTY SUMMARY

Welcome to this beautifully extended and immaculately presented two-bedroom cottage, nestled in the heart of the desirable village of Cubbington, just a stone's throw from the vibrant town of Leamington Spa.

Combining classic charm with contemporary elegance, this unique home has been thoughtfully upgraded throughout to offer a seamless blend of period features and high-end modern living.

Key Features

Stylish, Modern Kitchen - Featuring a central island with breakfast bar, sleek cabinetry, integrated appliances, and contemporary finishes - ideal for entertaining or relaxed everyday living.

Cosy Lounge - A warm and inviting space boasting an open fireplace, perfect for those cosy winter evenings.

2



1



2







2

1

2

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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