



PCM
£895 PCM
34 Lillington Road
Leamington Spa, CV32 5ZA

PROPERTY SUMMARY

A superb studio apartment forming part of a modern conversion of a period building located in a very desirable residential area. This apartment offers well proportioned living space including an open plan living area with kitchen, and sleeping area with shower room. There is also a private courtyard garden. The complex offers plenty off road parking. Offered UNFURNISHED and available mid November.

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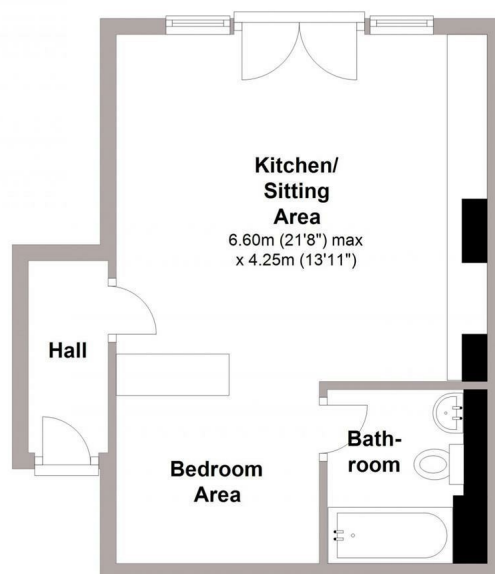


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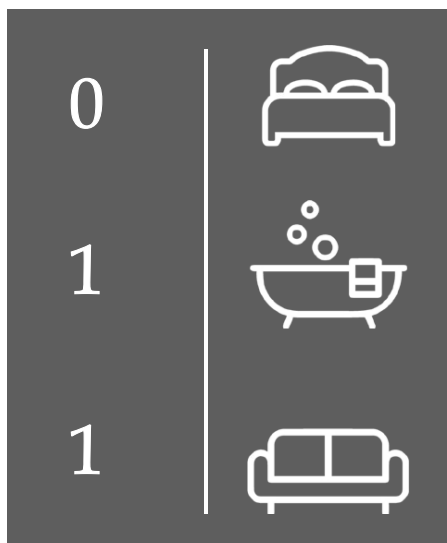


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Total area: approx. 31.6 sq. metres (339.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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