



PER CALENDAR MONTH
£1,275 Per Calendar Month

Leamington Spa, CV31 1BB

PROPERTY SUMMARY

A beautifully presented two-bedroom ground floor apartment, set within a highly desirable location in the heart of Leamington Spa. Ideally positioned just moments from the train station and within an easy stroll of the town centre, the property offers both convenience and refinement.

Recently refurbished to an excellent standard throughout, the apartment features two generously proportioned double bedrooms, an elegant and spacious reception room, a sleek newly fitted kitchen complete with integrated appliances, and a contemporary bathroom finished with modern fittings.

Further benefits include access to a private communal garden to the rear, creating a peaceful outdoor retreat, as well as inclusive high-speed internet. Furnishing can be arranged by negotiation.

Available for immediate occupation.

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