

£169,995  
Frances Havergal Close  
Leamington Spa, CV31 3BU

## PROPERTY SUMMARY

\*\* Attention investors!\*\*

Tucked away in a peaceful spot just a short stroll from Leamington Spa train station and the buzzing south town centre, this smart, recently refurbished apartment offers the best of both worlds - calm and convenience.

Step outside and you're moments away from a thriving mix of eateries, traditional pubs, boutique shops, and buzzing nightlife. With the ongoing gentrification of South Leamington, this is a prime location for first-time or more experienced landlords.

FLOORPLAN AND DIMENSIONS ARE OF A SIMILAR PROPERTY & INDICATIVE ONLY

2



1

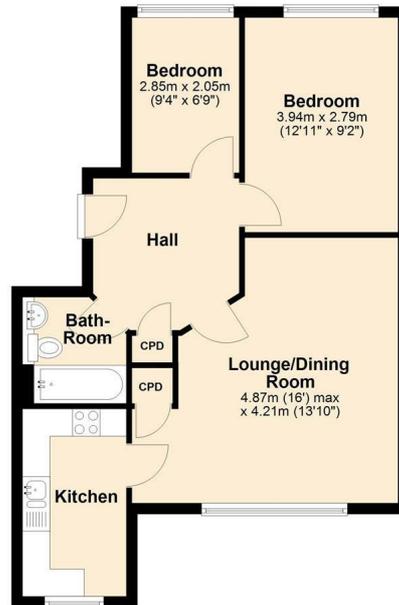


1





**Ground Floor**



Total area: approx. 55.7 sq. metres (599.9 sq. feet)

2  
1  
1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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