



PCM
£795 PCM
23 Church Hill
Leamington Spa, CV32 5AZ

PROPERTY SUMMARY

**** GAS, ELECTRICITY & WATER INCLUDED **** A well presented ground floor studio apartment forming part of a period conversion.

The property is located on Church Hill which is within easy walking distance of the town centre and other local amenities.

The accommodation comprises in brief a communal entrance hall with security entry system, a good sized open plan room with wood laminate flooring, modern fitted kitchen area, sitting and bed areas with a large bay window, a shower room and shared laundry facilities.

The property is FURNISHED and available 19th May 2026

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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	77	81
(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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