

PER MONTH  
**£1,550 Per Month**  
**Clarence Mansions**

Leamington Spa, CV32 5LD

## PROPERTY SUMMARY

Discover this charming two bedroom lower ground floor apartment located in the heart of Leamington Spa's town centre, nestled within the prestigious Clarence Mansions. This furnished property offers a perfect blend of modern living and classic elegance.

Key Features:

Two Double Bedrooms: Spacious and tastefully furnished, ideal for professionals or sharers.

Open-Plan Kitchen/Diner: A bright and sociable space, complete with appliances.

Private Courtyard: A delightful outdoor space perfect for a small table and chairs, offering a tranquil retreat.

Prime Location: Situated in the town centre, with shops, cafes, parks, and transport links all within walking distance.

This stylish apartment combines convenience, comfort, and character, making it an ideal home in one of Leamington Spa's most

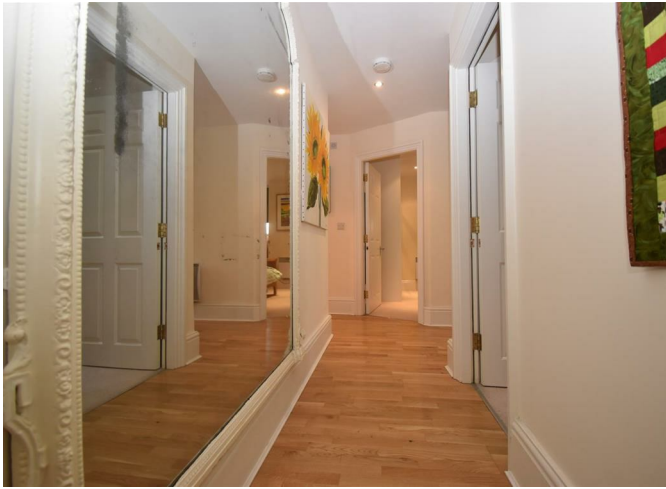
2



1



1







2	
1	
1	

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



**OFFICE ADDRESS**  
 8a Regent Street  
 Leamington Spa  
 Warwickshire  
 CV32 5HO

**OFFICE DETAILS**  
 01926 354 400  
 leamington@handlesproperty.co.uk