



PCM
£1,695 PCM
Norfolk Street
Leamington Spa, CV32 5YQ

PROPERTY SUMMARY

An Elegant Period Residence in a Coveted Setting

Discreetly positioned within one of the town's most desirable addresses, just moments from the centre, this distinguished period home offers refined living with timeless appeal.

Beautifully presented throughout, the property benefits from gas central heating and a thoughtfully arranged layout that unfolds across three generous levels, providing both flexibility and space in equal measure.

The accommodation is introduced via a welcoming entrance hall, leading to an elegant sitting room adorned with a striking feature fireplace. A formal dining room flows seamlessly into a contemporary, fully fitted kitchen, complete with integrated

3



2



3



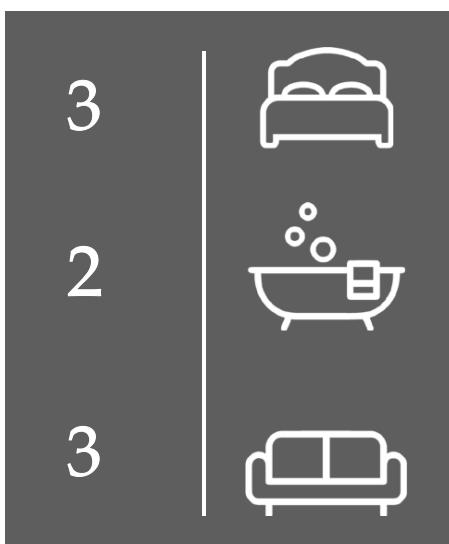




Ground Floor



Total area: approx. 124.9 sq. metres (1344.2 sq. feet)
2 Norfolk Street, Leamington Spa



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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