



PCM

£1,295 PCM

23 St. Marys Road

Leamington Spa, CV31 1JW

PROPERTY SUMMARY

A modern two bedroom lower ground floor apartment finished to a high standard and just a short walk to the town centre. The property comprises a open plan lounge and modern kitchen with fitted appliances, two large double bedroom one with an additional shower room. Furnished and Available 12th August 2025

2



1



1







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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