

PER MONTH  
**£1,350 Per Month**  
**Broad Street**  
Warwick, CV34 4LT

## PROPERTY SUMMARY

An exceptional two-bedroom home, beautifully positioned on a sought-after tree-lined street in the heart of Warwick. Ideally located within easy walking distance of the town centre, excellent transport links, and an array of local amenities, this charming property perfectly combines character with modern living.

The welcoming living room is bright and spacious, featuring an attractive fireplace that creates a warm focal point. A separate dining room flows seamlessly into the extended galley-style kitchen, providing an ideal space for both everyday living and entertaining. The converted cellar offers excellent versatility, making it perfect for additional storage, a home office, or an occasional room.

Upstairs, the property boasts two generously proportioned bedrooms alongside a well-appointed family bathroom, complete with both a bath and separate shower cubicle.

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>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   | 48      | 61        |
| (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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