



PCM
£2,500 PCM
Cloister Crofts
Leamington Spa, CV32 6QG

PROPERTY SUMMARY

Set within one of North Leamington's most sought-after addresses, this impressive detached residence occupies a prestigious tree-lined avenue and offers elegant, well-proportioned living throughout. The property is beautifully presented and enjoys a generous private garden, ample off-road parking and an integral garage.

Arranged over two spacious floors, the accommodation is both versatile and refined. The ground floor welcomes you with an inviting reception hall and guest cloakroom, leading to a large sitting room ideal for both relaxing and entertaining, a formal dining room, a contemporary fitted kitchen and a separate study. To the first floor are four well-appointed bedrooms, including a principal bedroom with en-suite facilities, complemented by a stylish family bathroom.

This is a rare opportunity to secure a substantial family home in a highly desirable location, offering space, privacy and convenience in equal measure. An internal viewing is strongly recommended to fully appreciate the quality and setting of this exceptional property. Offered unfurnished and available NOW.

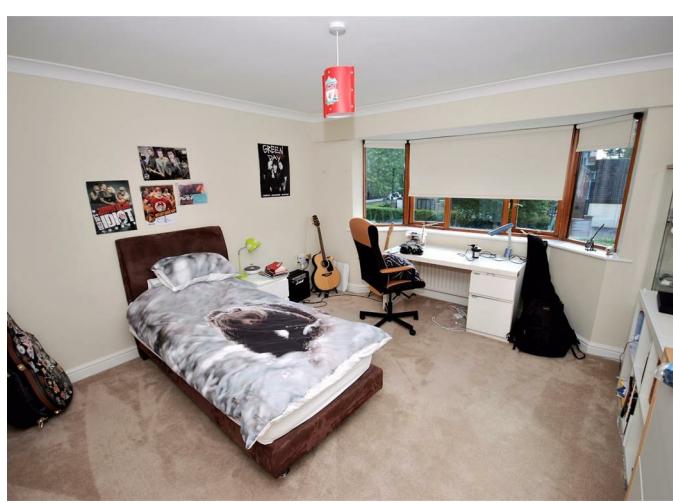
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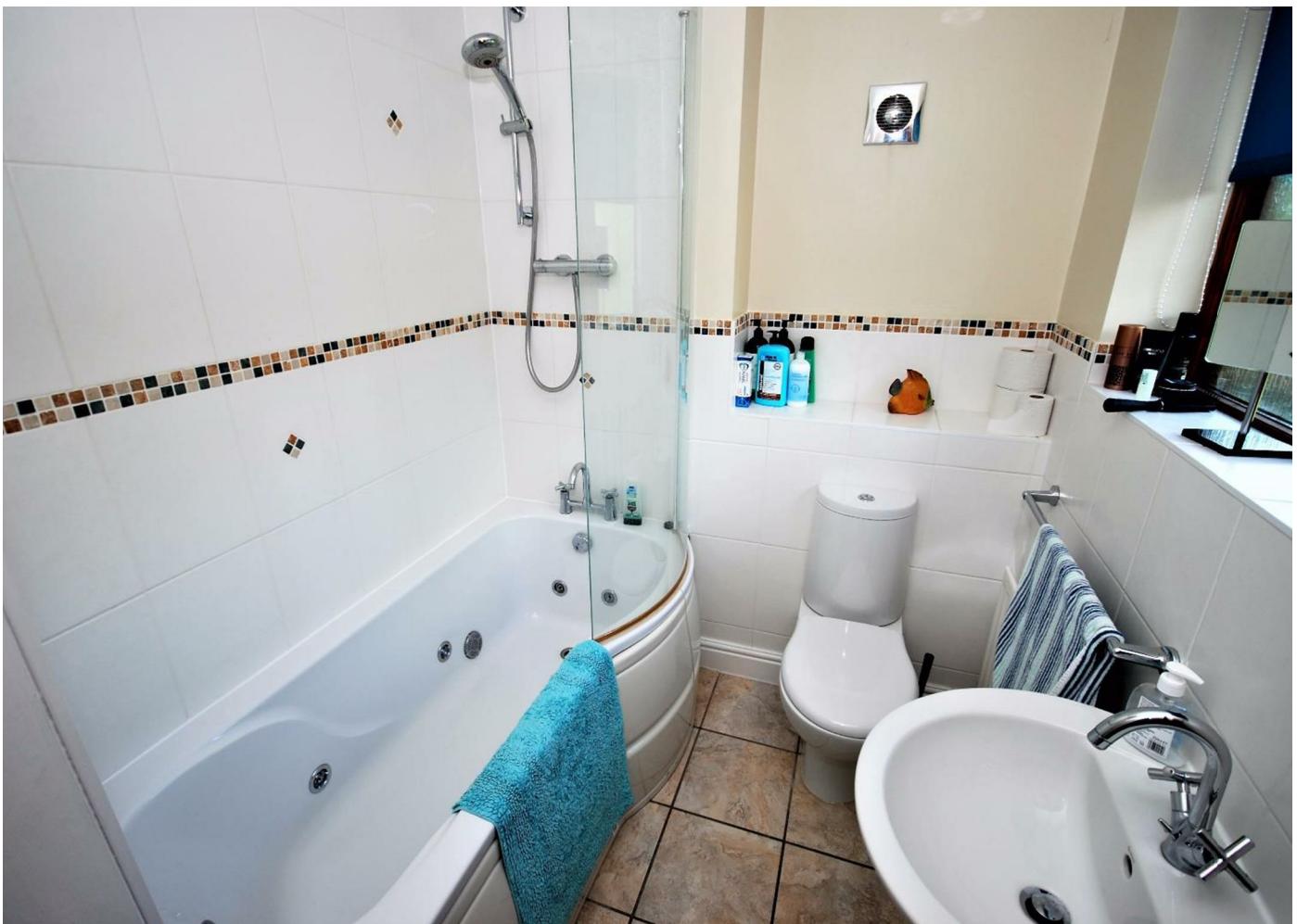


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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) 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



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