

THE WATERSIDE

PER CALENDAR MONTH  
**£1,295 Per Calendar  
Month**

Leamington Spa, CV31 3JZ

## PROPERTY SUMMARY

Waterside House offers an exclusive collection of brand-new Two bedroom apartments, each meticulously renovated to an outstanding specification. Every home features a newly installed air-source heat pump for efficient, eco-friendly comfort, alongside a contemporary fitted kitchen and an elegantly designed bathroom suite. Each property includes an allocated parking space with a dedicated electric-vehicle charging point, combining convenience with sustainability. Perfectly positioned for effortless access to Leamington Spa's train station and the region's motorway network, Waterside House presents a rare opportunity to secure a stylish, energy-efficient residence in a highly sought-after location. All apartments are offered unfurnished and are available early October.

Early registration of interest is strongly recommended as these apartments are in high demand.

2



2



1









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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



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

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