

PER CALENDAR MONTH  
**£1,250 Per Calendar  
Month**

Leamington Spa, CV32 5BS



## PROPERTY SUMMARY

Part furnished flat To Let – Central Leamington Spa

Perfectly positioned on the prestigious Warwick Place, in the very heart of West Leamington Spa, this elegant first-floor apartment offers the rare combination of period charm and modern convenience — complete with the invaluable benefit of off-road parking.

Part of a handsome period conversion, the property is beautifully arranged to include: a welcoming entrance hall, a generously sized living/ dining room with a stunning bay window that floods the space with natural light, a separate fitted kitchen, bedrooms, and a contemporary bathroom.

Enjoying an enviable central location, you'll find yourself just moments from the town's vibrant shopping parade, independent cafés,

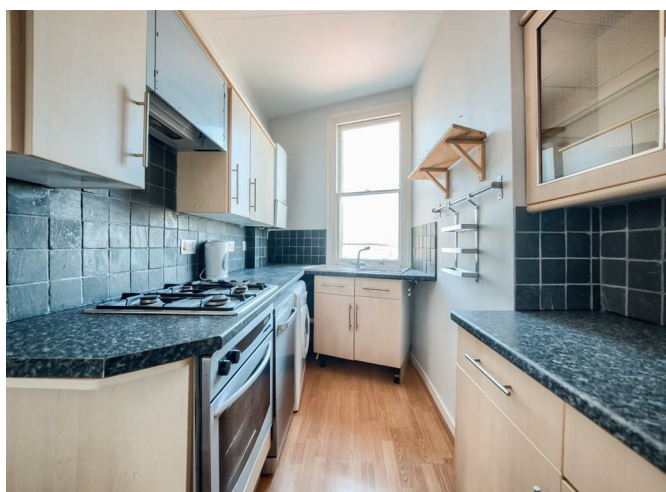
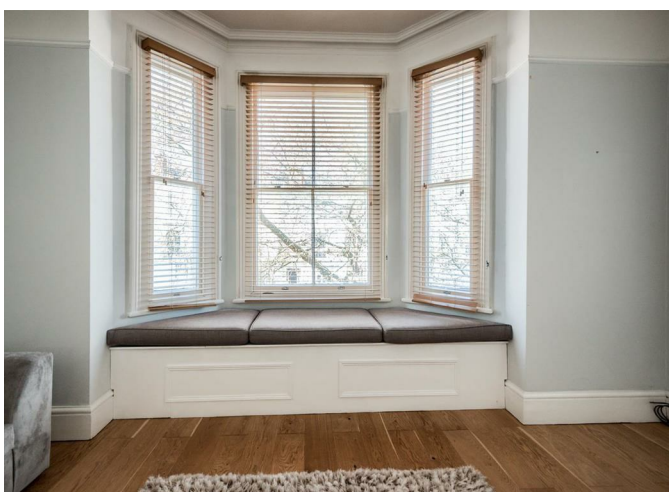
2



1



1









### First Floor

Approx. 50.6 sq. metres (544.7 sq. feet)



Total area: approx. 50.6 sq. metres (544.7 sq. feet)



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>		
(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



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

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