



PCM

£1,200 PCM

Russell Terrace

Leamington Spa, CV31 1HE



## PROPERTY SUMMARY

A beautiful and very well presented one double bedroom ground floor apartment situated within a highly desirable residential area of Leamington Spa. The property is ideally situated for local amenities and is within easy walking distance of the town centre, Jephson's Gardens, the Spa Centre and the Railway Station. The property benefits from residents' only allocated parking, an enclosed private garden and original features such as ornate coved cornices. The property briefly comprises, large open planned lounge/kitchen, spacious double bedroom with built in wardrobes and a modern shower room. Unfurnished and available from 8th August.

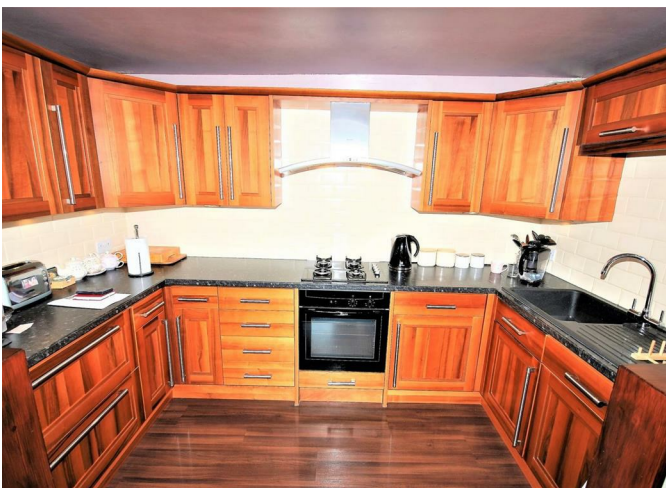
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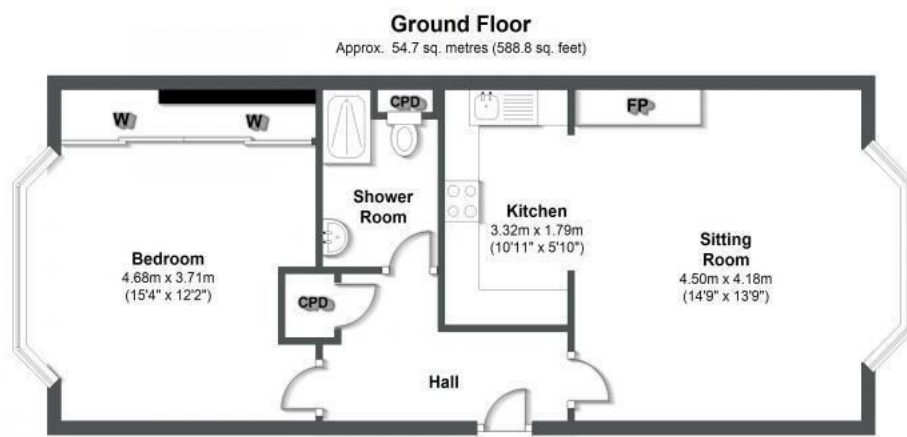
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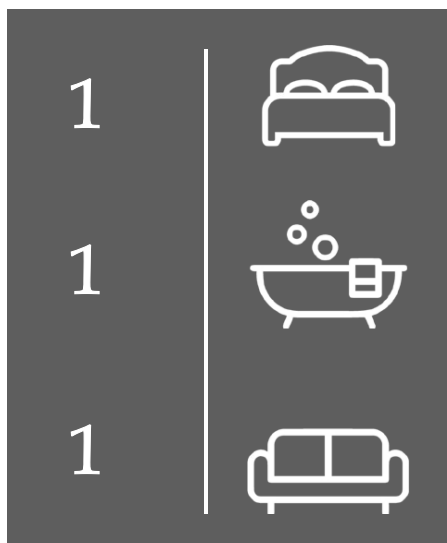
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Total area: approx. 54.7 sq. metres (588.8 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 80                      |
| (55-68) D                                   | 62      |                         |
| (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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