

PCM
£795 PCM
Grove Street
Leamington Spa, CV32 5AG

2017 MINI COOPER 1.5
PETROL MANUAL
ONLY 48,000 MILES
£8,250 £6,999
CALL 07941309615

PROPERTY SUMMARY

Set within one of Leamington Spa's most desirable streets, this exquisite first-floor studio apartment embodies the grace and refinement of spacious convenience and thoughtfully reimagined for modern living.

A grand bay window adorned with decorative stained glass fills the room with a soft, natural glow, casting light across the newly fitted carpet that adds warmth and understated luxury to the spacious lounge and bedroom area. The separate breakfast kitchen offers a delightful space for morning coffee or intimate dining, while the private bathroom continues the theme of quiet sophistication.

From the moment you enter, there is a sense of calm and elegance—high ceilings, period detailing, and a careful attention to finish combine to create a home of genuine distinction. Perfectly positioned within walking distance of the town's boutiques, cafés, and leafy parks, this property offers both refinement and convenience in equal measure. Offered Unfurnished and available NOW.

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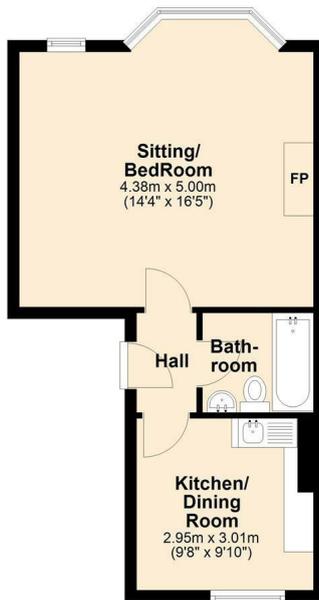


1



First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 36.9 sq. metres (397.2 sq. feet)



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	50	50
(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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