

PER CALENDAR MONTH  
**£1,495 Per Calendar  
Month**

Leamington Spa, CV32 5LP

## PROPERTY SUMMARY

A beautifully presented two-bedroom duplex apartment, ideally situated in the highly sought-after north Leamington area.

This elegant home offers a refined blend of space and style, featuring a contemporary breakfast kitchen designed for both everyday living and entertaining. The impressive reception room is bathed in natural light, enhanced by a striking large bay window that creates a bright and inviting atmosphere.

Downstairs, the property boasts two generously proportioned double bedrooms. The principal suite benefits from bespoke built-in wardrobes and a sleek private ensuite, while a further well-appointed bathroom serves the second bedroom.

To the rear, a private garden provides a serene and secluded outdoor retreat – perfect for relaxing or al fresco dining.

2



2



1







| 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>                            |                            | 76        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 44                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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