



St. Marys Road | | Leamington Spa | CV31 IDA

**£900 Per month**



**KINGSWAY**  
ESTATE AGENTS



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Kingsway Estate Agents are pleased to bring to the market this two double bedroom apartment which is just a short walk to the town centre and train station. The communal front entrance with stairs rising to the first floor.

The apartment front door leads to Hallway, Kitchen, Large living room, Two double Bedrooms, and Bathroom with a shower over the bath. On-road parking to the front of the property.

A must view property to appreciate its size and location.

- Walking distance to the Train Station & Town Centre
- Two Double Bedrooms
- First Floor Apartment
- EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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

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