



House - Detached

# 16 AUGUSTA PLACE, LEAMINGTON SPA, WARWICKSHIRE, CV32 5EL

PCM

£4,400

## FEATURES

- Six Bedrooms Each With An Ensuite
- Modern House
- Furnished Property
- Basement Kitchen/Diner
- Separate Lounge Area
- Rear Patio Garden
- Within Easy Walking Distance To Local Amenities
- On Street Parking



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property experts

# 6 Bedroom House - Detached located in Leamington Spa

\*\*\* EMAIL ENQUIRIES ONLY \*\*\* AVAILABLE FOR OCCUPATION AUGUST 2026 \*\*\* STUDENT HOME \*\*\* BILLS NOT INCLUDED\*\*\* Nestled in the desirable Augusta Place, this stunning house offers a perfect blend of modern living and convenience. With six spacious bedrooms, each boasting its own ensuite shower room, this property is ideal for students.

The heart of the home is a well-fitted kitchen/Diner, designed to cater to all your culinary needs, while the separate lounge provides a comfortable area for relaxation and studying. The layout of the house ensures that every room is filled with natural light, creating a warm and inviting atmosphere throughout.

Step outside to discover a charming patio garden, perfect for enjoying the outdoors, whether it be for morning coffee or in the evening after a busy day.

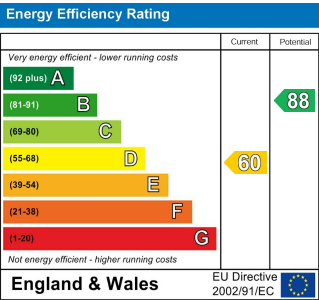
Located conveniently close to the town, this property allows for easy access to local amenities, shops, bus stop and all other transport links.

The property is being offered FURNISHED. EPC Rating D. Council Tax Band F. Viewing Essential.

Call us on  
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## Council Tax Band

# F



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 are advised to recheck the measurements.