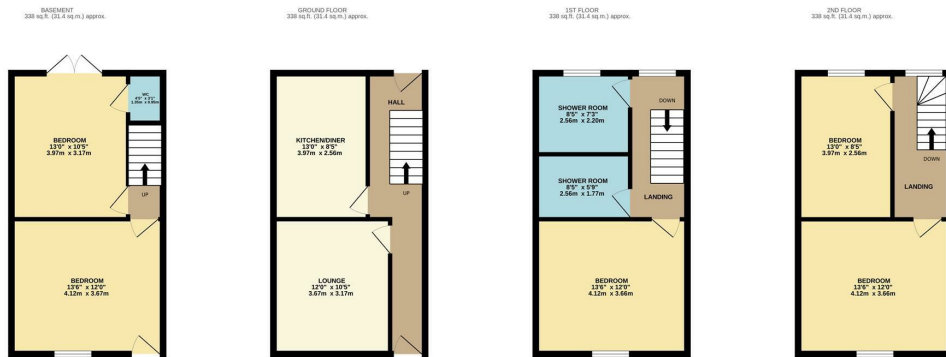


33 Chandos Street, Leamington Spa
£2,875 Per Month

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TOTAL FLOOR AREA: 1354 sq. ft. (125.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A beautifully presented town centre property available to rent for students from 1st September 2025 to 31st July 2026. With 5 bedrooms and 2 bathrooms, this spacious and well maintained home offers comfortable living across four floors, combining modern features with plenty of character.

The ground floor comprises a welcoming hallway, a bright lounge, and a fully equipped kitchen. At the rear of the property, there is access to a private patio area with a garden table and chairs, perfect for outdoor dining and relaxing.

On the basement level, there are two bedrooms. One features a fireplace and it's own private toilet and basin, and patio doors leading out to the patio area. The other is a large double room, fully furnished and finished with hardwood flooring.

The first floor includes two bathrooms- one with a brand new shower and the other recently renovated, as well as a large double bedroom with a big window allowing plenty of natural light.

The second floor has a very large double bedroom and a generous double room, both fully-furnished. The property features hardwood flooring throughout.

Parking permits are available, subject to approval from the local council. The property is ideally located in the heart of town, within easy reach of shops, cafés, and transport links.

EPC Rating C
Council Tax Band E (students are exempt upon proving status to the council)

Holding Deposit £660
Security Deposit £3300

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