



Russell Terrace
Leamington Spa, CV31 1HE





































Russell Terrace

Spacious 6-Bedroom, 3-Storey HMO Licensed End-Terrace.

At over 1500sq ft of living space, this extended, versatile property is situated in the heart of Leamington Spa on sought after Russell Terrace.

An outstanding investment opportunity or the potential to create a fantastic family residence.

Currently HMO licensed, the property is ideally suited for professional sharers, students, or investors seeking a high-yield rental property in a prime central location. The property offers a current rental potential of approximately £36,000 per annum, presenting an attractive and reliable return in this high-demand area. Equally, with its generous proportions and flexible layout, it could also be a spacious family home offering ample room for modern living.

The accommodation is well-presented throughout, featuring six generously sized bedrooms, a communal living area, a modern fitted kitchen, and multiple bathroom/shower facilities designed for comfort and practicality. Each floor has been thoughtfully arranged to maximise space, light, and function.

Externally, the property benefits from its end-terrace position, providing additional natural light, privacy, and excellent curb appeal. A rare advantage for central Leamington, the property also boasts a private driveway with parking for up to five cars, as well as a low-maintenance rear courtyard garden, ideal for outdoor entertaining or relaxing.

Situated just a short walk from Leamington Spa town centre, the train station, and local amenities, Russell Terrace is a highly desirable address known for its attractive period homes and convenient access to transport links. With strong rental demand in the area, this property represents both a turnkey investment and a wonderful home for a growing family.

A truly flexible property in a prime Leamington Spa location — early viewing is highly recommended.

Key Features:

- Extended three-storey end-terrace
- HMO licensed property (March 2027)
- Six bedrooms
- Open plan kitchen / dining
- Two bathrooms
- Off-road parking for up to five cars
- Low-maintenance courtyard garden
- Excellent central location close to amenities and transport links
- Current rental potential circa £36,000 per annum
- Strong rental history and family home potential

Location

Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th-Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

Services

Mains water, electricity, drainage and telephone.

Local Authority

Warwick District Council.

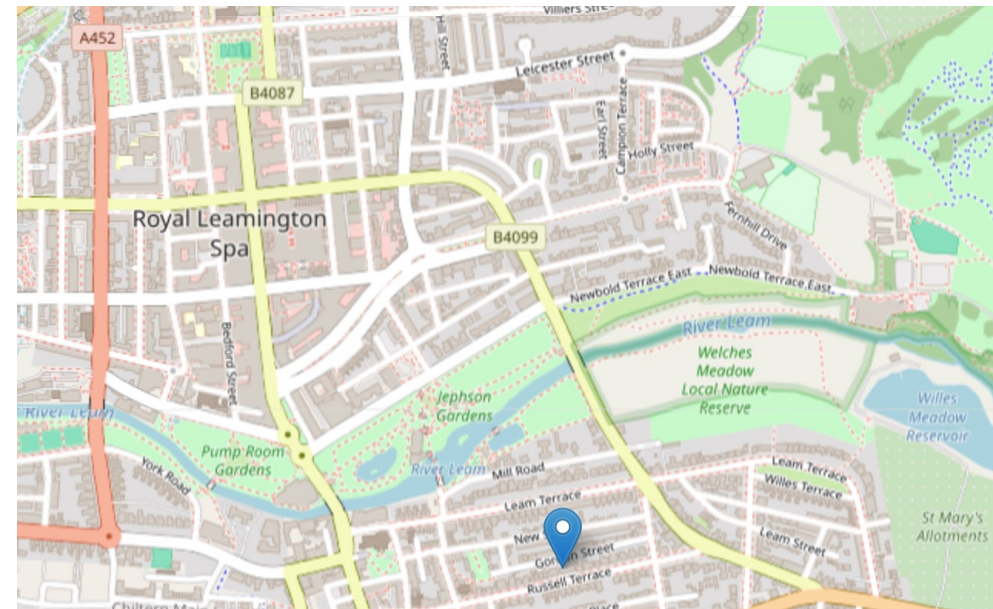
Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

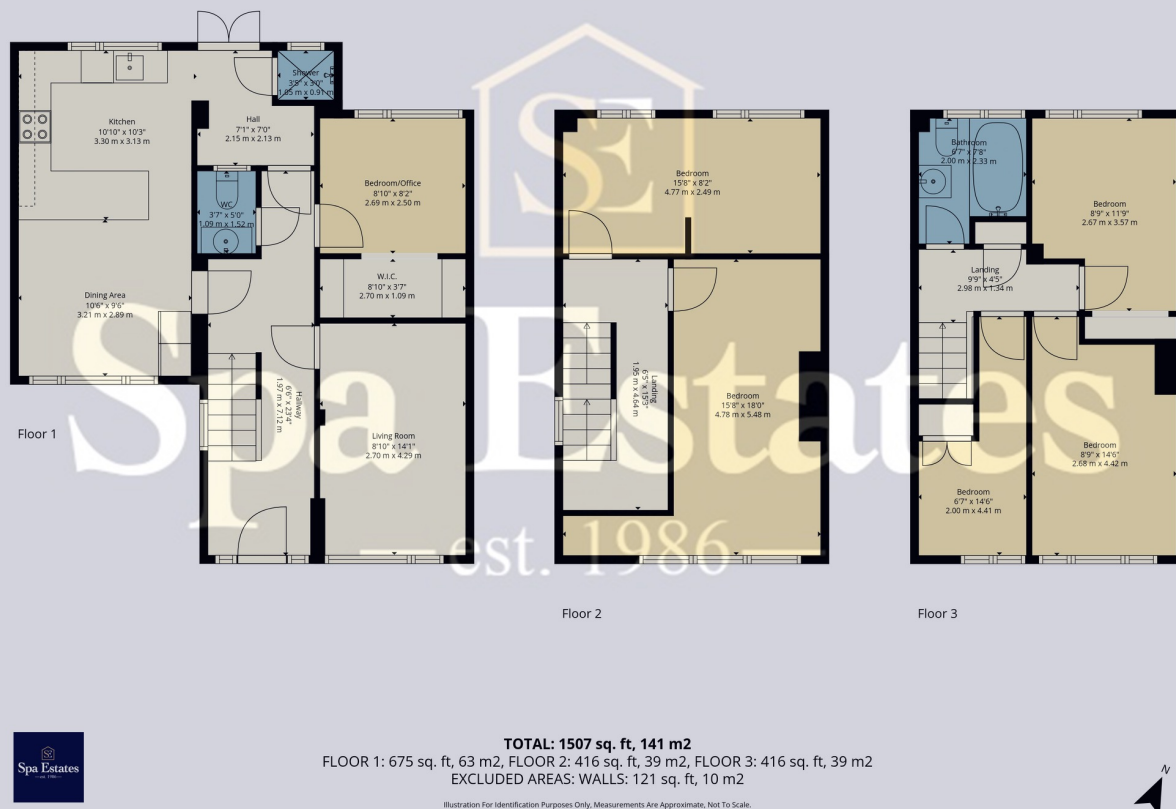
Website

For more information visit spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am – 1.00 pm







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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