

**ehB**  
RESIDENTIAL

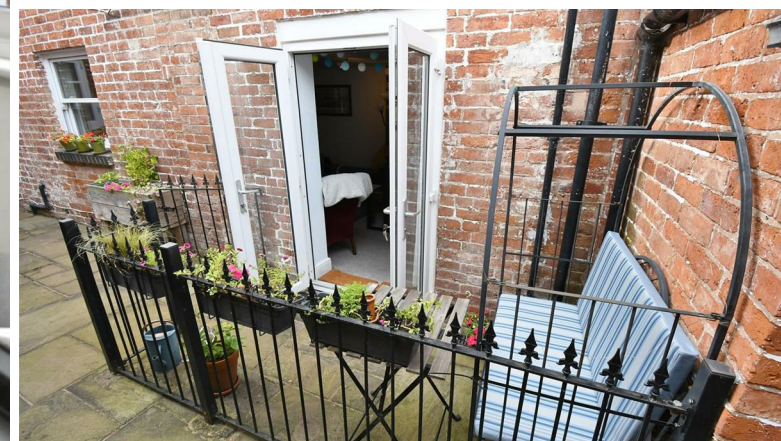
Your Property - Our Business



61, Clarendon Street, Leamington Spa

£1,050 Per Calendar  
Month





An well maintained ground floor, one bedroom Apartment situated within walking distance to the town centre. Offered Part Furnished & Available 27th October.

#### Open Plan Lounge/Dining/Kitchen

24'9" max 18'4" min x 9'6" (7.54m max 5.59m min x 2.90m)

#### Kitchen Area

#### Lounge/Dining Area

#### Shower Room/WC

4'10" x 5'8" (1.47m x 1.73m)

#### Bedroom

9'10" x 9'5" (3.00m x 2.87m)

#### Outside

There is a railed and paved courtyard garden area adjoining the property, useful shared brick store and pedestrian access.

#### Services

All mains services are understood to be

connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.





**Ground Floor**  
Approx. 32.9 sq. metres (354.5 sq. feet)



**Total area: approx. 32.9 sq. metres (354.5 sq. feet)**


This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

☎ 01926 881144 🌐 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL