



146, Rugby Road, Leamington Spa

£265,000



Modern, fully refurbished two bedroom apartment

Perfectly positioned on the corner of Rugby Road and Guy's Cliffe Avenue, this modern first-floor apartment offers contemporary living within a mile of Leamington Spa station and just a short stroll from the town centre. The property features a well equipped kitchen and a spacious living / dining area, two well-proportioned bedrooms, and a modern bathroom. With good sized allocated parking

and a sleek, modern exterior complemented by high-quality interior finishes, this apartment is an ideal choice for first-time buyers or investors alike.

Safety - Carbon, heat and smoke alarms installed, along with entry system.

The property is available leasehold on a 999 year lease with a peppercorn ground rent and an annual service charge of £1984.16 - This information should be checked and verified by your legal representative.



- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

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

01926 881144 ehbresidential.com

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

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

