

OFFERS OVER

**£285,000**

**Russell Terrace**

Leamington Spa, CV31 1FU



## PROPERTY SUMMARY

No Onward Chain – Spacious and Modern Apartment in Leamington Spa

This superb three-bedroom, second-floor apartment offers an impressive 100m<sup>2</sup> of bright, recently redecorated accommodation. Perfect for those seeking modern living with generous space, it's a fantastic opportunity for families, professionals, or anyone looking to enjoy the vibrant lifestyle of Leamington Spa.

Located in the sought-after Squirhill Place, at the quiet end of the picturesque Russell Terrace, this property enjoys a prime position. The broad, tree-lined street lies on the central eastern side of Leamington Spa town centre, providing convenient access to the lively

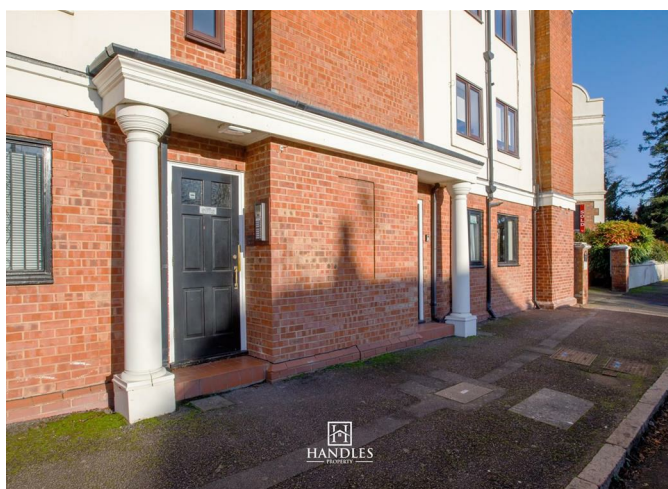
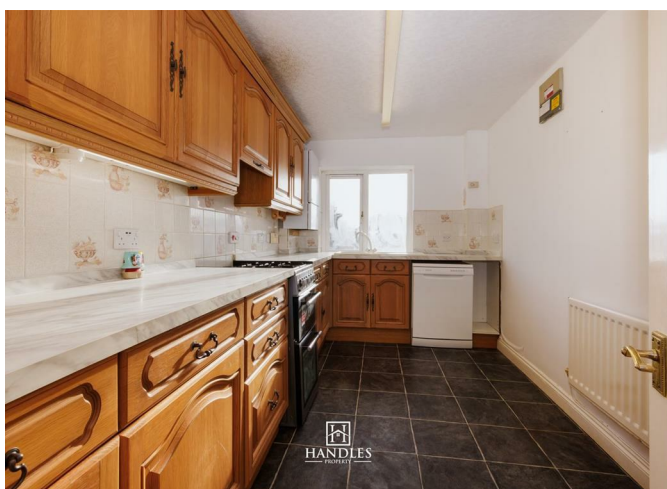
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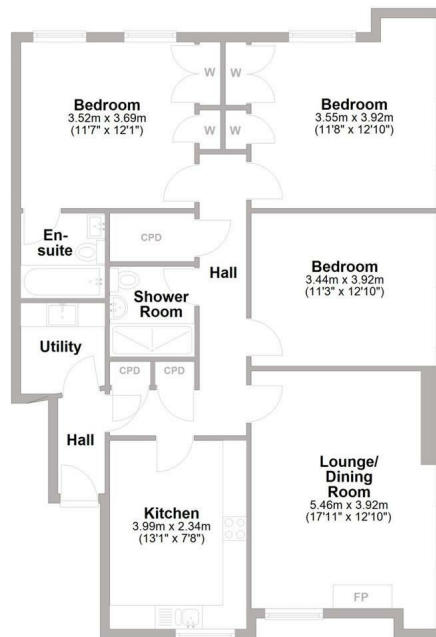








**Second Floor**  
Approx. 100.2 sq. metres (1078.4 sq. feet)



Total area: approx. 100.2 sq. metres (1078.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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		

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/tenants are advised to recheck the measurements



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