

## **PROPERTY SUMMARY**

Stunning Ground Floor Apartment in Prime Learnington Spa Location

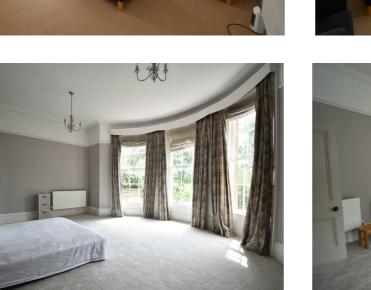
A rare opportunity to let this elegant ground floor apartment set within a Grade II listed period property, ideally located just a short walk from Learnington Spa town centre and offering excellent access to the train station.

Boasting grand high ceilings and large sash windows, this light-filled residence combines timeless character with modern comfort.

The property features, two spacious double bedrooms, including a master with a set of charming bay windows, a stylish bathroom with contemporary fittings, a generous kitchen/diner fitted with premium Miele appliances and an expansive lounge, perfect for entertaining or relaxing









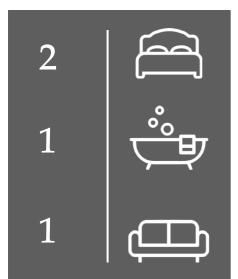


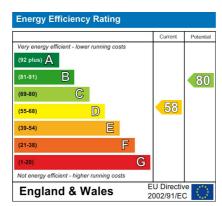












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS 8a Regent Street Leamington Spa Warwickshire CV32 5HO OFFICE DETAILS 01926 354 400 leamington@handlesproperty.co.uk