

PCM  
**£1,550 PCM**  
**Beauchamp Hill**  
Leamington Spa, CV32 5LR



## PROPERTY SUMMARY

A beautiful lower ground floor apartment located within a sought after conservation area just a few minutes' walk to the town centre. The property is presented to a very high standard throughout and has a private courtyard garden, gas central heating and a newly fitted bathroom. The apartment forms part of a conversion of a well maintained Grade II Listed building and offers well proportioned living space set over one level. The accommodation comprises in brief an entrance hall, a god sized living room with bay window, a modern fitted kitchen with integrated appliances, two double bedrooms and a modern fitted bathroom. In addition to the private courtyard garden the property enjoys use of a very well kept communal garden and access to a further secluded garden area shared with other residents.

An internal inspection is strongly encouraged to appreciate this property and its location to the full.  
Available from 13th August 2025.

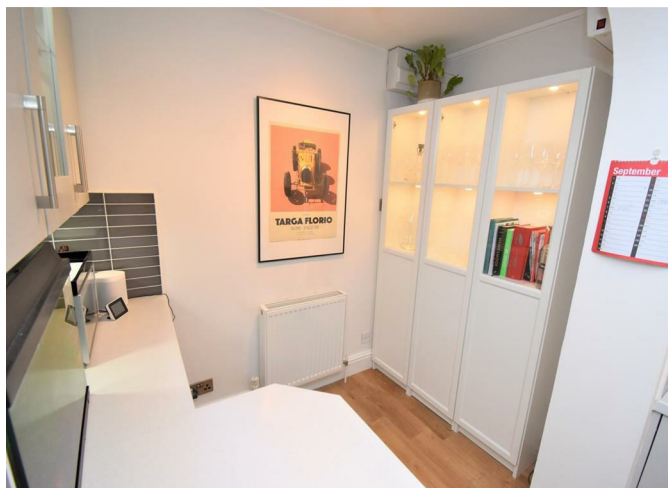
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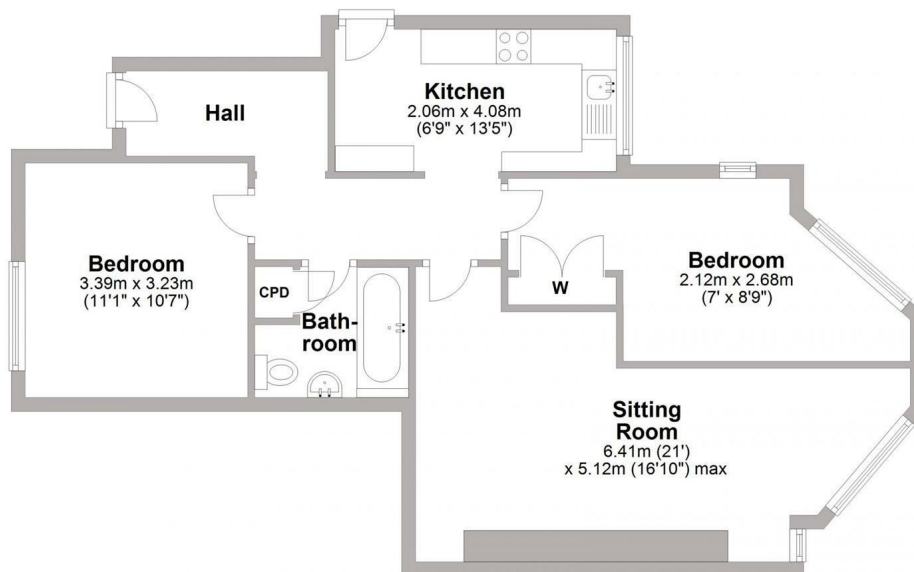




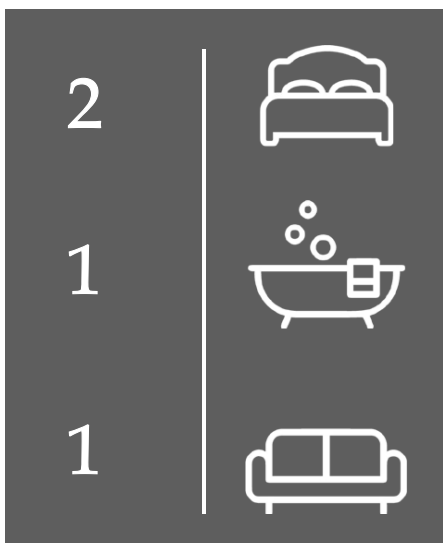


### Ground Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 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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