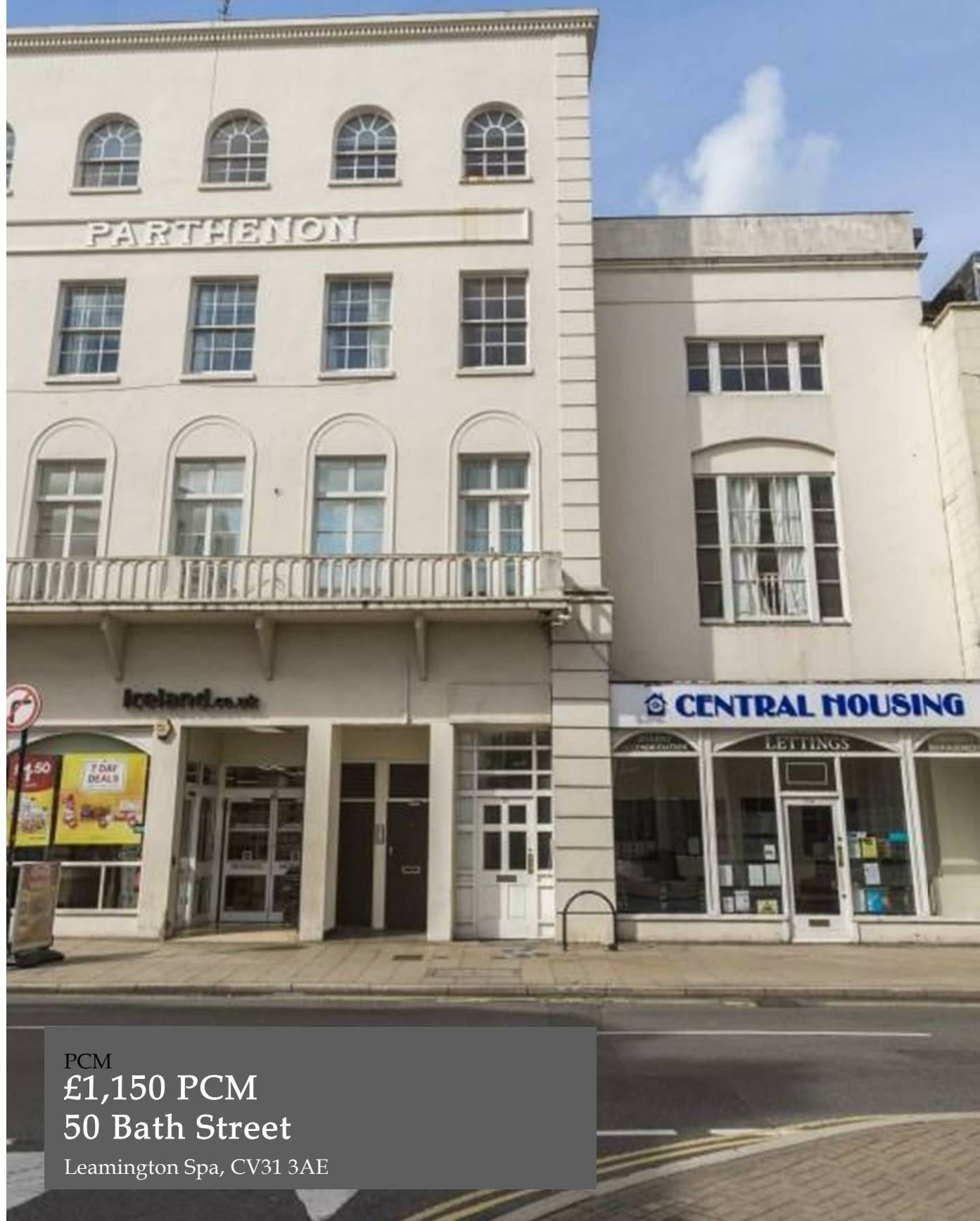




PCM

**£1,150 PCM**

**50 Bath Street**

Leamington Spa, CV31 3AE

## PROPERTY SUMMARY

**\*\*360 Virtual Tour on this STUDENT PROPERTY\*\***

Discover exceptional student living in this beautifully presented two double bedroom property, located in one of Leamington Spa's most desirable student areas. Perfectly positioned just a short walk from the University bus stop and the train station, this home offers the ideal combination of comfort, style, and convenience. The property features spacious double bedrooms and a modern, thoughtfully designed interior that blends practicality with a touch of luxury. With high-speed internet included, you can study, stream, and stay connected effortlessly. Surrounded by the vibrant atmosphere of Leamington Spa's cafés, shops, and student life, this residence provides everything you need for a premium university experience.

Available from 15th August, this property offers the perfect base for students seeking elegant, well-connected accommodation in the heart of Leamington Spa.

2



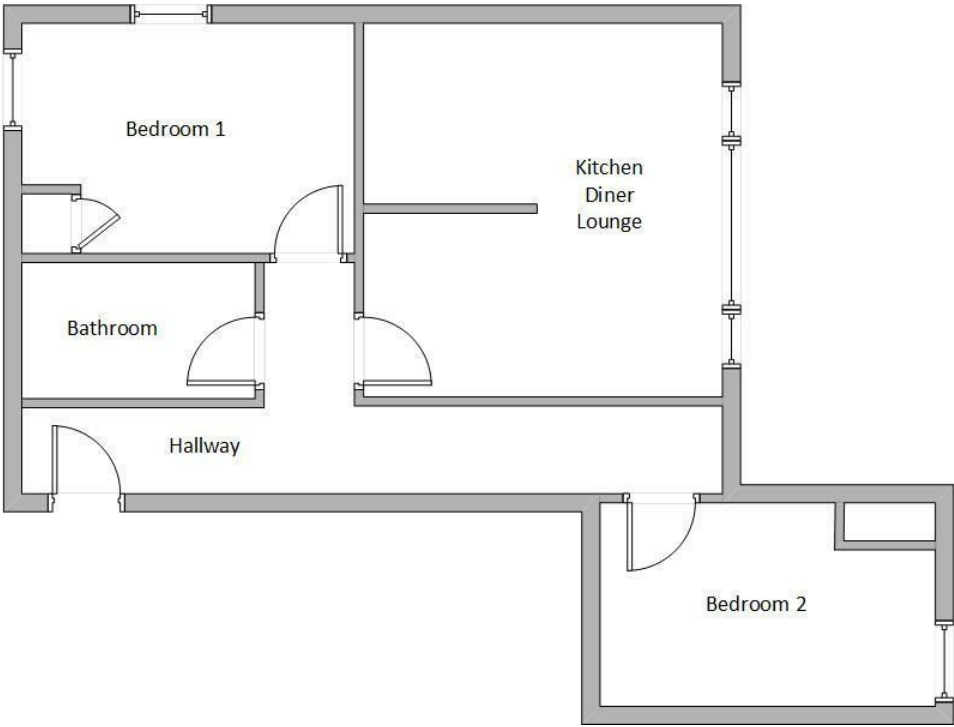
1



0







2

1

0

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 84        |
| (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



**OFFICE ADDRESS**  
 8a Regent Street  
 Leamington Spa  
 Warwickshire  
 CV32 5HO

**OFFICE DETAILS**