



PCM

£3,075 PCM  
Old Warwick Road

Leamington Spa, CV31 3NS

## PROPERTY SUMMARY

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

Step into Station House, a fabulous purpose-built student residence designed to combine style, comfort, and convenience. This exceptional studio apartment offers the resident their own contemporary property, providing privacy and ease. High-speed WIFI flows throughout the home, complemented by a stylish lounge for relaxing or socialising. Stay active in the fully-equipped on-site gym, or enjoy the fresh air in the outdoor communal spaces and games area, perfect for entertainment and downtime. With on-site evening security, CCTV, and optional secure gated parking, safety and peace of mind are paramount. Ideally located in a highly sought-after canal-side setting, Station House sits directly opposite the train station and university bus stops, and just a five-minute walk from the town centre, putting shops, cafes, and nightlife within easy reach. Available from 1st September.

Station House offers not just a place to live, but a lifestyle – sophisticated, secure, and perfectly suited to modern student life

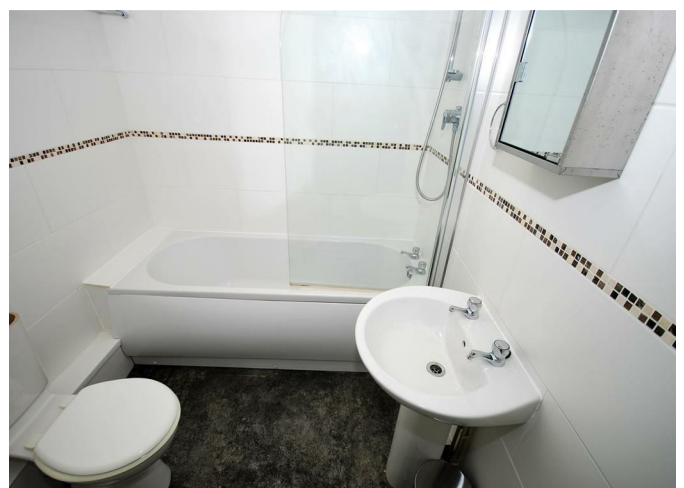
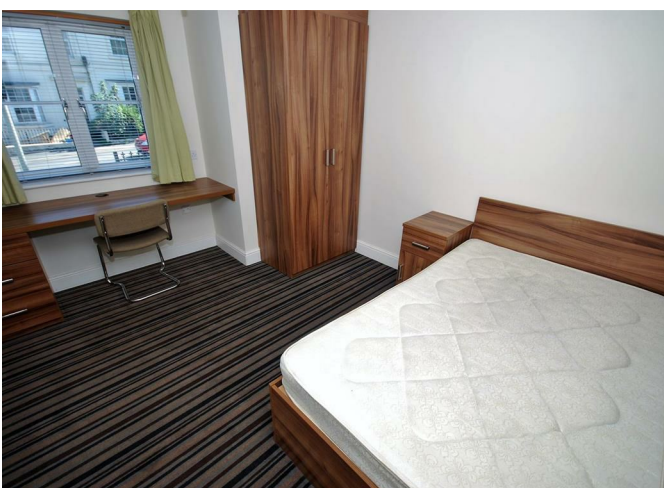
5



5

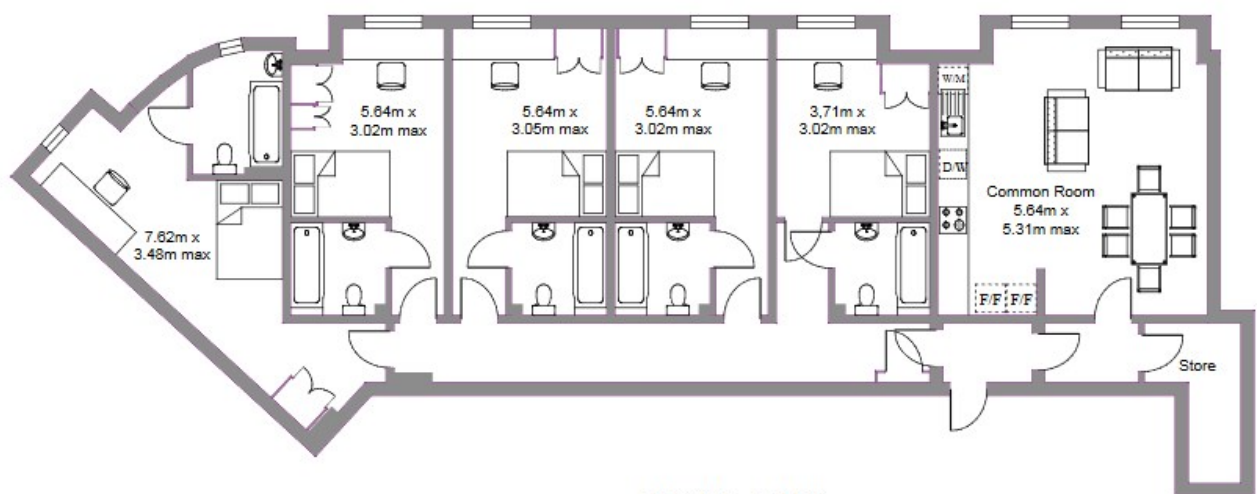
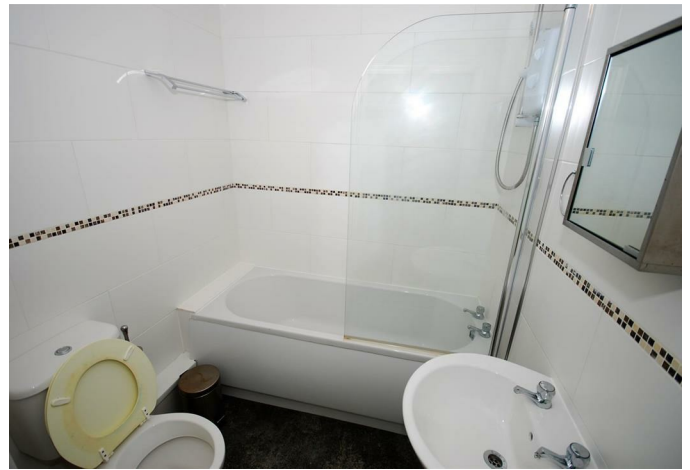


1









Station House - Block E24  
Floor plans are for illustration purposes and are not to scale  
Furniture and fixings shown are for illustration only



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

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**