

## Warwick Street, Leamington Spa

£950 PCM

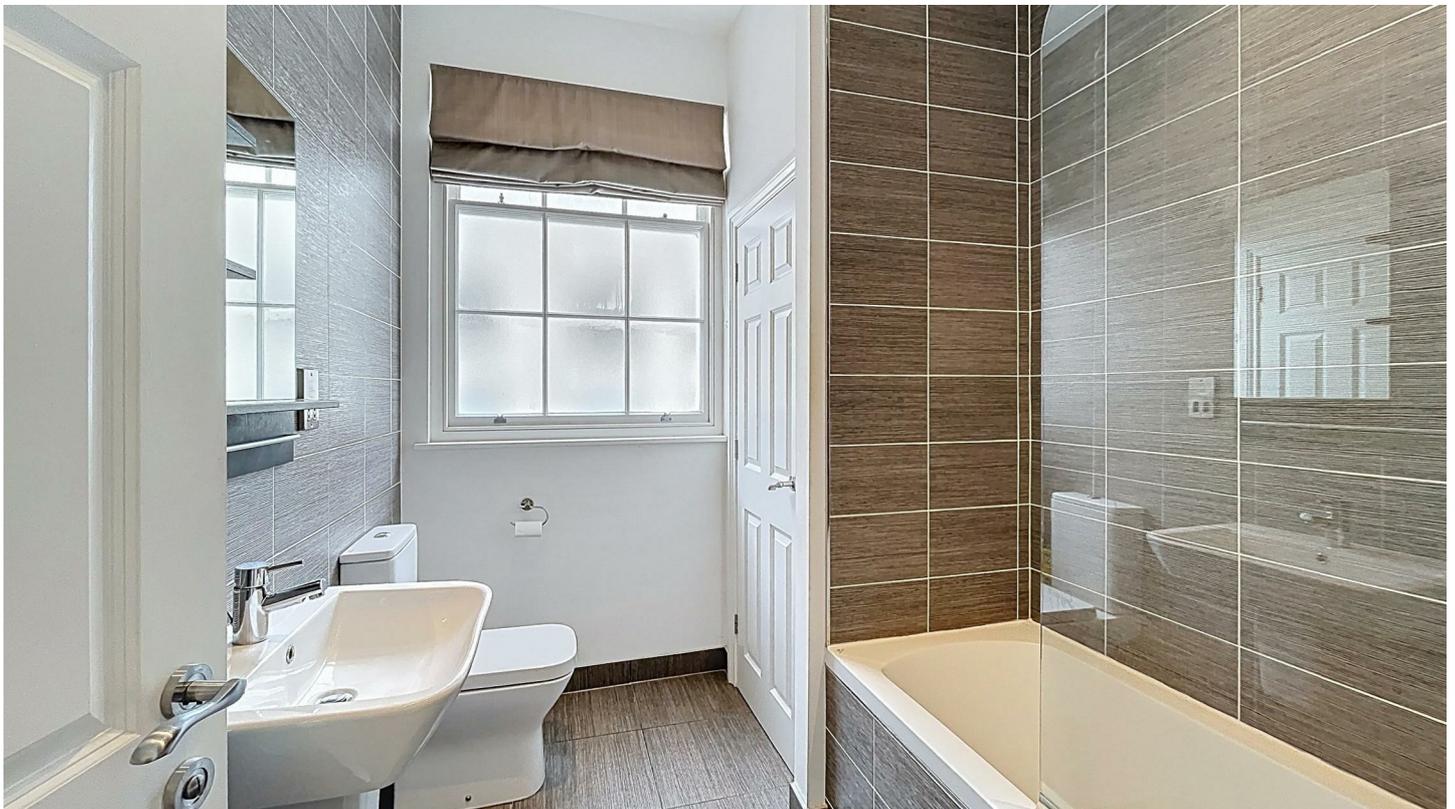
- Leamington Town Centre Apartment
- Fitted Kitchen with Appliances
- Bathroom with Thermostatic Shower
- Modern Electric Heating
- Parking Zone L3 - Between £25-£45 per year
- Open Plan Lounge
- No EPC Required
- Double Bedroom with Bed & Wardrobe
- Quality Furnishings
- Available Monday 2nd March 2026

# Warwick Street, Leamington Spa, CV32 5JZ

Stunning Leamington Spa Town Centre furnished apartment. Secure access, hallway, open plan lounge and kitchen with integrated appliances. One double bedroom and tiled bathroom with a thermostatic shower. Electric heating and sash windows throughout. Available Monday 2nd March 2026 FURNISHED.



Council Tax Band:



## **THE PROPERTY**

Situated in the heart of Leamington Spa town centre this first floor apartment is available furnished. The recent conversion has secure access and welcoming common areas. The apartment has a hallway with doors off to the open plan lounge and fully fitted kitchen with integrated appliances. A double bedroom and bathroom with a thermostatic shower over the bath. There is electric heating and sash windows throughout the apartment. Available 2nd March 2026 FURNISHED.

## **COMMUNAL HALLWAY**

From the secure entrance stairs rise to the second floor landing to access the apartment

## **HALLWAY**

With ceiling downlighters, smoke alarm and doors off to

## **LOUNGE AREA**

Sash window looks out onto Windsor Street, electric heater, ceiling downlighting, two seater sofa and dining table with two chairs.

## **OPEN PLAN KITCHEN**

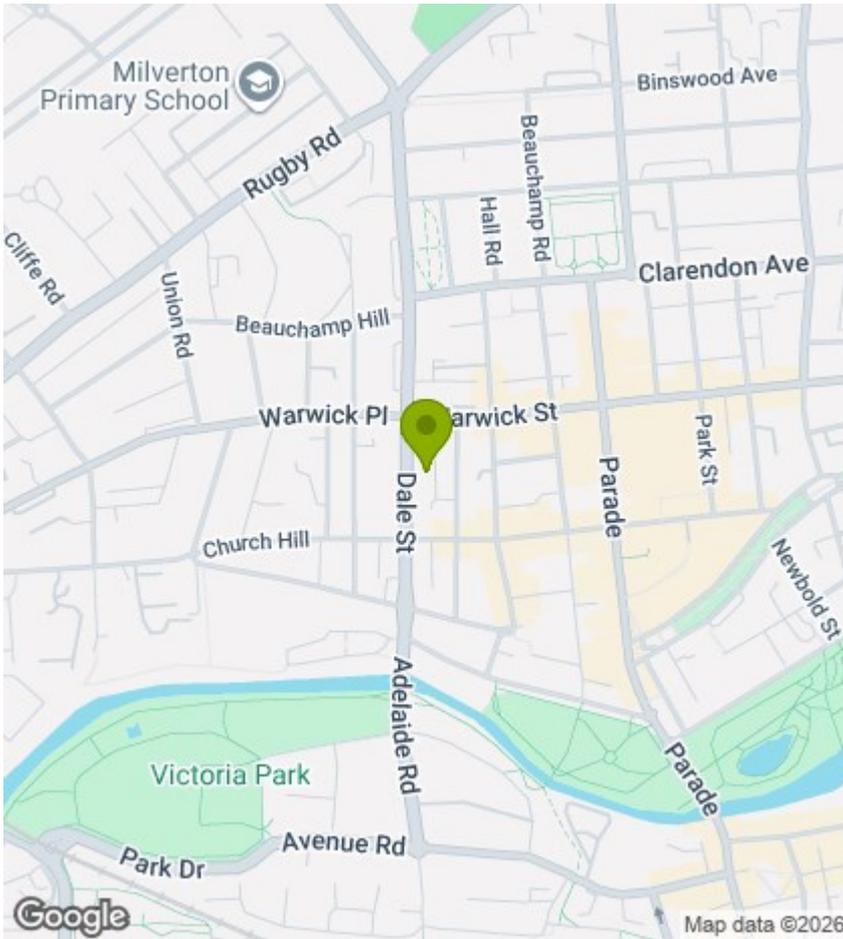
With modern wall and base units. The base units have a quartz countertop with matching upstands and an undercounter sink unit with monobloc tap. Integrated washer dryer and fridge with ice box. Built in smeg fan assisted oven with matching induction hob and extractor. Sash window to the side.

## **BEDROOM**

With a double bed that is flanked by sash windows, wardrobe and occasional table, electric wall heater. Ceiling downlighting and a tv bracket and aerial for a tv.

## **BATHROOM**

Fitted with a white suite that comprises a panelled bath with thermostatic shower over, half pedestal wash hand basin and a close coupled wc. Tiling to full height to splashbacks, airing cupboard, downlighters, heated towel rail and a tiled floor



### Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

### EPC Rating:

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	

### First Floor

Approx. 33.3 sq. metres



Total area: approx. 33.3 sq. metres