

**TACHBROOK STREET, LEAMINGTON SPA CV31 3BW**



- One bedroom, Furnished apartment
- Walking distance to Leamington town centre
  - Close proximity to train station
  - Ideal for single occupier
    - On street parking
    - Courtyard garden
  - Council Tax Band - A
    - EPC - E

**1 BEDROOMS**

**£900 PCM**

Hawkesford are pleased to offer this one bedroom apartment, set in walking distance to both Leamington Spa town centre and the Train Station.

The property comprises in brief of a private entrance which is accessed from the communal courtyard, set back from the street. Through the main entrance, you enter the open plan living room/kitchen area, which is fully fitted with integrated white goods. The bedroom is a double sized room and the bathroom comes with three piece suite.

The property is well presented throughout and is offered on a furnished basis.

Available January 2026

Sorry, no pets permitted.





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A                                                     |         |                            |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       |         |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |