



PER CALENDAR MONTH
**£1,750 Per Calendar
Month**

Leamington Spa, CV31 1HN

PROPERTY SUMMARY

An Exquisitely Renovated Two Bedroom House

Discreetly positioned and meticulously extended, this exceptional two-bedroom house has been renovated to an outstanding standard, blending refined contemporary living with timeless character.

Upon entry, the ground floor unfolds with beautifully finished wooden flooring throughout. The elegant front reception room is bathed in natural light from a classic bay window and features an inset real fireplace, creating a warm and inviting atmosphere. To the rear, a sophisticated dining room with an inset log burner provides an intimate setting for entertaining and flows seamlessly into the extended kitchen.

2



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



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