



HANDLES
PROPERTY

£325,000
Leicester Street
Leamington Spa, CV32 4TQ



PROPERTY SUMMARY

A well-presented four-bedroom student investment property, fully licensed and ideally positioned just north of Leamington Spa town centre within a sought-after conservation area.

This attractive property offers an excellent opportunity for both immediate rental income and long-term capital growth, with comparable homes in the surrounding area achieving values in the region of £400,000.

Perfectly situated for easy access to Warwick University via regular bus routes, the property is also just a short stroll from the vibrant town centre, with its array of cafés, restaurants, bars and the beautiful green spaces Leamington Spa is renowned for.

Currently let at an annual rent of £20,900 until 31st July 2026, the accommodation comprises four bedrooms, a first-floor shower room, inviting shared living spaces, a practical fitted kitchen, and a low-maintenance south facing rear yard.

A fantastic, ready-made investment in a prime student location.

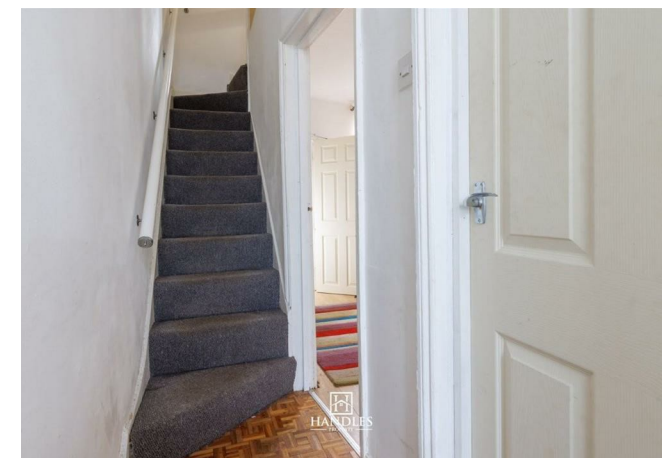
4

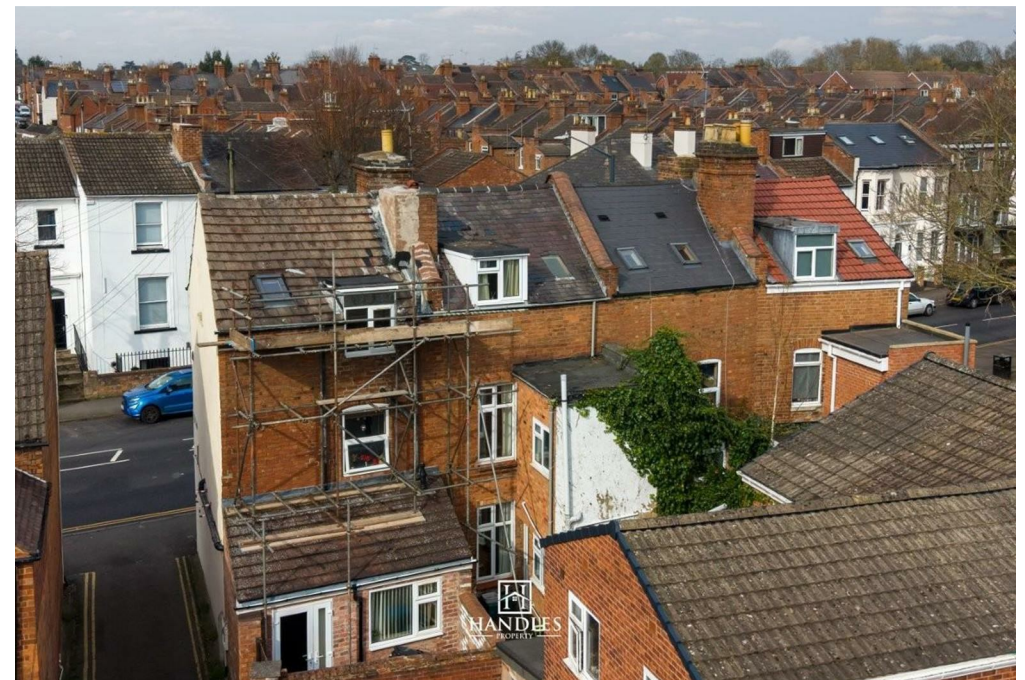
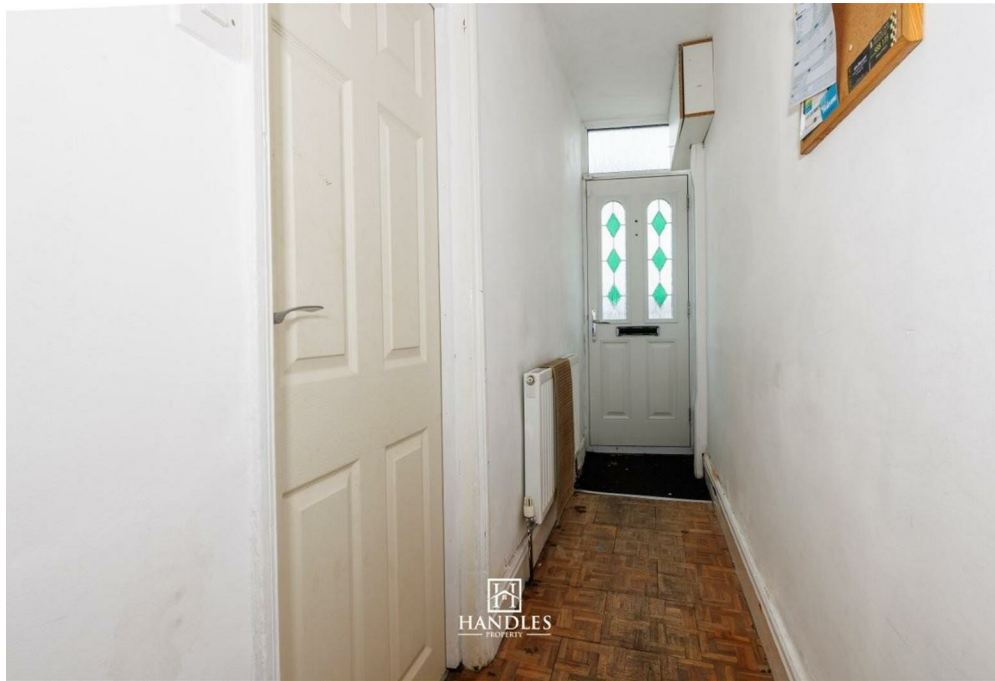


1



2





LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

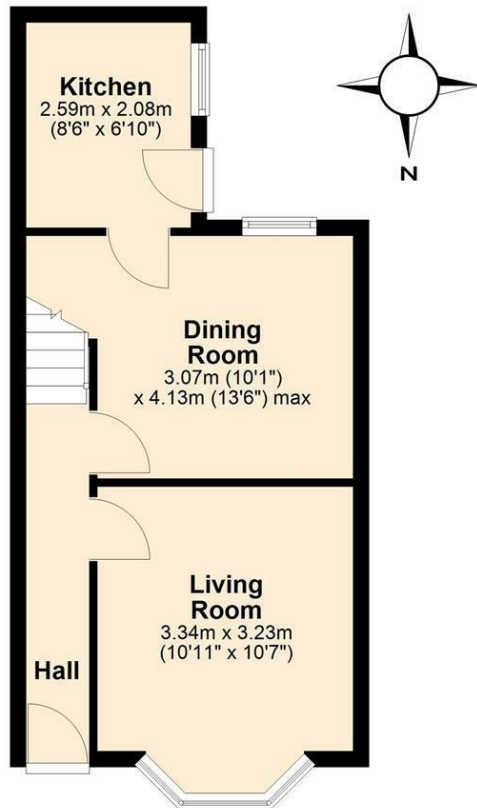
VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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

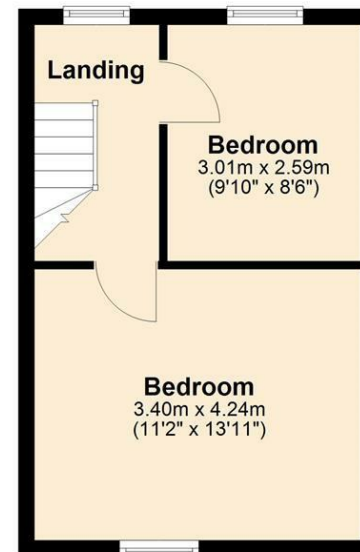
Ground Floor
Approx. 32.7 sq. metres (352.1 sq. feet)



First Floor
Approx. 32.3 sq. metres (347.5 sq. feet)



Second Floor
Approx. 26.8 sq. metres (289.0 sq. feet)



Total area: approx. 91.8 sq. metres (988.5 sq. feet)



HANDLES
PROPERTY

OFFICE ADDRESS

41-43 Regent Grove
Leamington Spa
Warwickshire
CV32 4AP

OFFICE DETAILS

01926 354 400
leamington@handlesproperty.co.uk
www.handlesproperty.co.uk