



5 Bedroom House - Semi-Detached
located on Leicester Street,
Leamington Spa
Per Month £3,750 Per Month

 **UP Estates**



**** Five Double Bedroom, Double Fronted Family Home ** Central, North Leamington Spa Location ** Three / Four Reception Rooms, Two Kitchens, Three Bathrooms, Plus WC Utility ** Furnished To A High Standard Throughout ****

This is a fantastic opportunity to rent a deceptively spacious, double-fronted family home in the heart of Leamington Spa. Offering in excess of 3,300 sq ft of versatile accommodation, this five double bedroom property is positioned within central Leamington, just a five-minute walk from the top of The Parade and within easy walking distance of Leamington Spa railway station.

The property itself very briefly comprises of; entrance hall, full length drawing room with office space, sitting room, principle kitchen, living/dining area, utility WC and private enclosed garden access by full width bi-folding doors, all to the ground floor.

To the first floor there are four double bedrooms, ensuite shower room to bedroom one, followed by the family bath/shower room, complemented by a further WC.

From the landing, a useful loft space is accessed via SkyLark electric ladders and is currently arranged as a study.

The basement hosts a fifth double bedroom, bathroom, kitchen/breakfast room and living room.

Occupying a prime central Leamington Spa position and offering exceptional flexibility, generous proportions and quality finishes throughout, this impressive home presents a unique rental opportunity for families and professional occupiers alike.

Available from 1st August 2026 onwards. No students. Early viewing is highly recommended

£3,750 Per Month

- Five Double Bedrooms
- Three/Four Reception Rooms & Two Kitchens
- Central Leamington Spa Location
- Three Bathrooms & Utility WC
- Pets Considered
- Double Fronted Family Home Over 3300 SQ FT
- Exceptionally Presented Throughout





Commuting -

The property is ideally situated for the commuter, with the A46 1.5 miles away, providing easy access to the M40 (J15). There is an excellent rail service from Leamington Spa station (15 MINUTE WALK) and Warwick Parkway with trains to London Marylebone, Birmingham, Oxford & Manchester.

The Royal Pump Rooms, Jephson Gardens & The Parade including all of Leamington Spa's best retail & hospitality are all within an easy five minute walk.



This property is perfectly situated for sporting and recreational facilities with Leamington Squash and Tennis Club in Guy's Cliffe Avenue, the Leamington Tennis Court Club in Bedford Street, golf at Stoneleigh and The Warwickshire Golf and Country Club and racing at Warwick and Stratford-upon-Avon.



Schooling -

There is a fantastic range of state, private and grammar schools in the area to suit most requirements. Stratford-upon-Avon offers local grammar schools, with independent schools including Warwick School, Kings High School for Girls and Warwick Prep in Warwick, The Kingsley School and Arnold Lodge in Leamington Spa, The Croft Prep School near Stratford-upon-Avon and Princethorpe College.

RELEVANT LETTING FEES AND TENANT INFORMATION

As well as paying the rent, you may also be required to make the following permitted payments.



Before the tenancy starts (payable to Up Estates Ltd. 'the Agent')

Holding Deposit: 1 weeks rent

Deposit: 5 weeks rent

During the tenancy (payable to the Agent)

Payment of £50 inc. VAT if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the BoE Base Rate

Payment of £50 inc. VAT for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.



We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the photographs and particulars may have been used in previous listings. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



Rent is to be paid on the rent due date as agreed in the tenancy agreement. The Tenant is required to give at least two months' notice in writing to end this tenancy, with such notice needing to be given on the first or last day of the tenancy. It is the tenant's responsibility to insure any personal possessions.

We are required under the Estate Agent Act 1979 and Provision of Information Regulations 1991 to make you aware that the client we are acting for on the sale of this property is a Connected Person as defined by that Act.



Leicester Street, Leamington Spa





Total Area: 309.3 m² ... 3329 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only

CONTACT

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