



PRICE GUIDE
£236,000

Windsor Street

Leamington Spa, CV32 5ER

PROPERTY SUMMARY

A stylish ground floor two-bedroom, two-bathroom apartment, ideally suited for sharers or those looking to let a spare room, located in the very heart of Leamington Spa's vibrant and architecturally charming town centre.

Enjoy the convenience of having your favourite coffee shops, boutiques, and Leamington's renowned green spaces just a short stroll away. Excellent transport links are also close at hand, with the railway station and bus routes providing easy access to Warwick University, London Marylebone, and Birmingham New Street.

This bright and well-presented apartment benefits from its own private entrance – a rare and desirable feature. Inside, the property offers a clean, modern finish throughout, including a fully equipped breakfast kitchen, a comfortable living/ dining area, two well-proportioned bedrooms, an en-suite shower room, and a separate main bathroom.

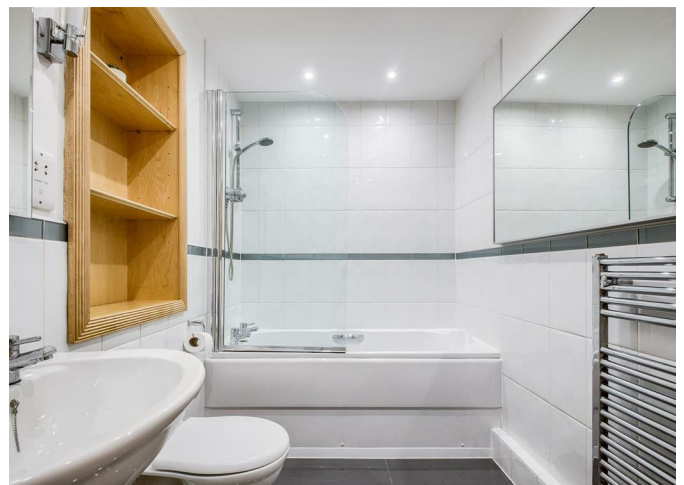
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2



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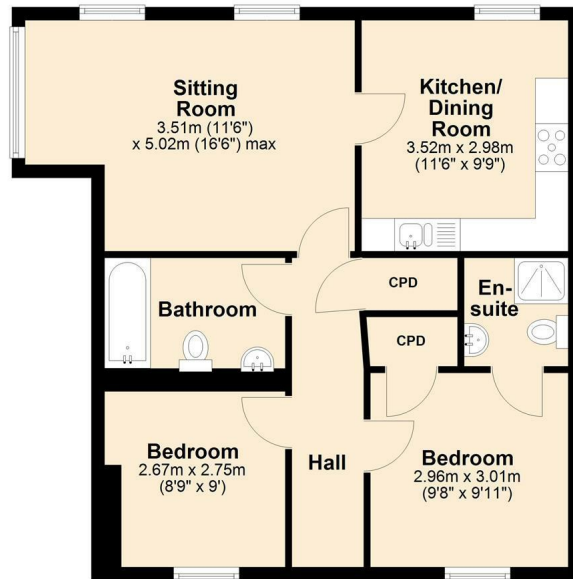
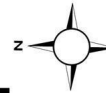






Ground Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 61.3 sq. metres (660.3 sq. feet)

2

2

1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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



OFFICE ADDRESS
8a Regent Street
Leamington Spa
Warwickshire
CV32 5HO

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