



Russell Terrace
Leamington Spa, CV31 1EZ













Spa Estates
est. 1986

Spa Estates
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Flat 4, 45 Russell Terrace

Situated in a desirable, leafy residential area of Leamington Spa, this well-presented studio apartment offers a perfect blend of comfort, convenience, and modern living—ideal for first-time buyers, investors, or professionals.

Located on the upper floor of a charming period property, the apartment features a bright and thoughtfully arranged open-plan living space. Large windows allow for an abundance of natural light, creating a welcoming and airy atmosphere throughout.

On entering the apartment is a good sized hallway leading to:

The living area comfortably accommodates both lounge and sleeping arrangements, while the fitted kitchen is well-equipped with ample storage and workspace.

The property also benefits from a good sized bathroom finished with shower over bath, pedestal basin and WC.

Russell Terrace is ideally positioned within easy reach of Leamington Spa town centre, offering a wide range of shops, cafés, restaurants, and transport links. The property also enjoys convenient access to local parks and green spaces, making it an attractive option for those seeking both urban convenience and a relaxed lifestyle.

Leasehold – 158 years remaining

Service charge - £1200 per annum

Ground rent - £0 per annum

Location

Russell Terrace is ideally positioned within easy reach of Leamington Spa town centre, offering a wide range of shops, cafés, restaurants, and transport links. The property also enjoys convenient access to local parks and green spaces, making it an attractive option for those seeking both urban convenience and a relaxed lifestyle.

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th-Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

Services

Mains water, gas, electricity, drainage and telephone.

Local Authority

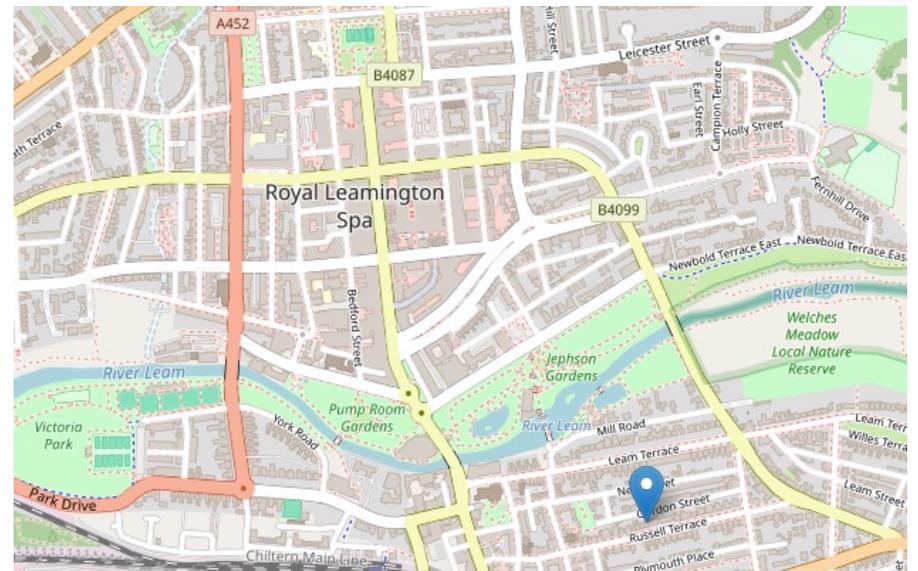
Warwick District Council.

Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

www.spaestates.com





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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