



£290,000
Beech House

Leamington Spa, CV32 5JL

PROPERTY SUMMARY

Beech House, Lucas Court, Leamington Spa – First-Floor Apartment with Space, Storage & Style

Step inside this generous 1,110 ft² first-floor apartment in leafy central West Leamington Spa, just a short stroll from the bustling town centre and railway station (fast trains to London Marylebone).

Key Features

Spacious Living: A huge lounge floods with natural light, easily accommodating both seating and a dining area. Perfect for entertaining or relaxing after a busy day.

2



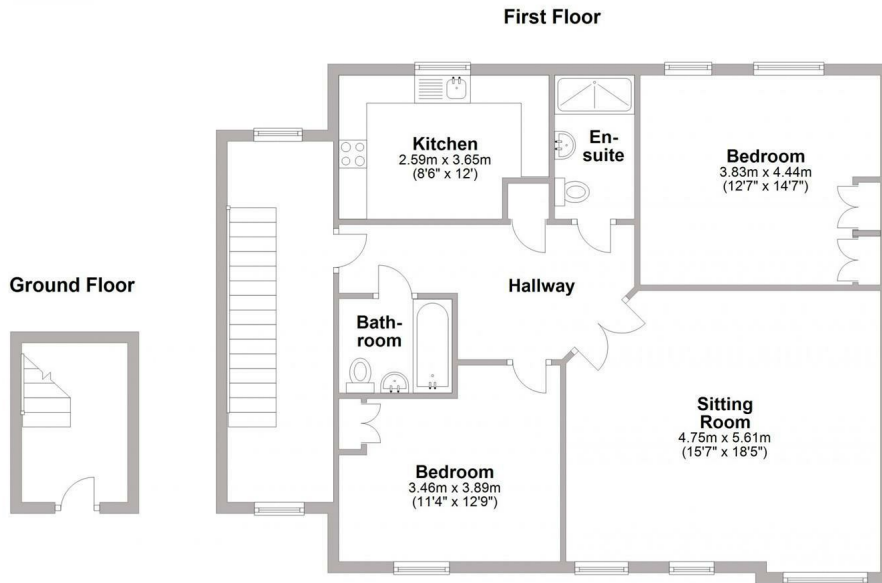
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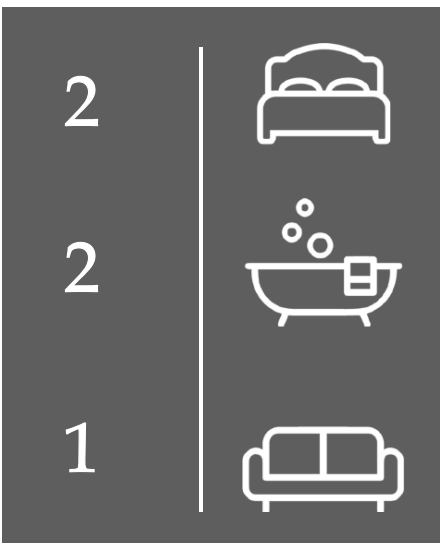
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Total area: approx. 103.7 sq. metres (1115.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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



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