



£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 ft<sup>2</sup> 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). Beech House offers a rare combination of size, storage and location – ideal for professionals, couples or savvy investors (currently let for £16,200 PA)

### 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.

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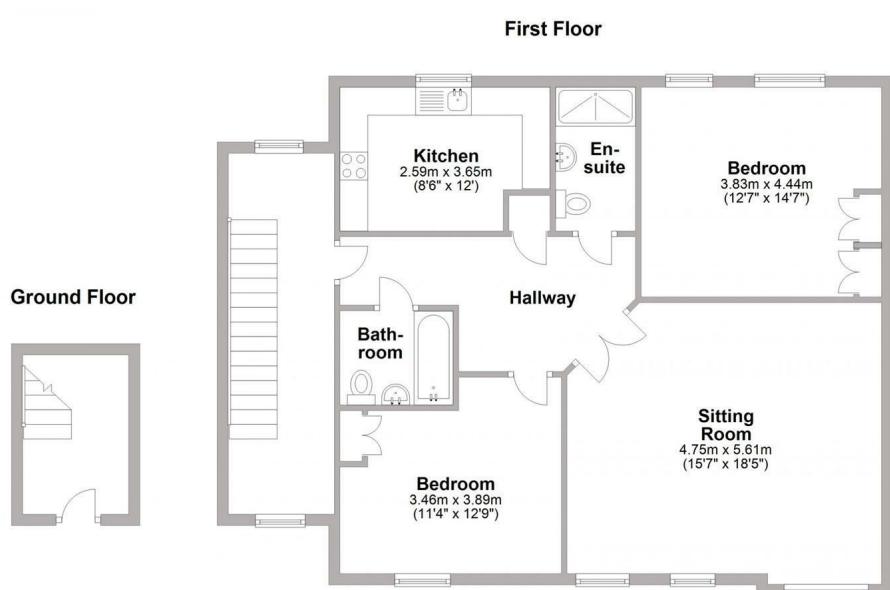




  
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Total area: approx. 103.7 sq. metres (1115.8 sq. feet)



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