



## Church Street, Leamington Spa

£775 PCM

- Fourth Floor Leamington Centre Apartment
- Gas Central Heating System
- Open Plan Fitted Kitchen With Appliances
- Located in Town Centre Conservation Area
- Secure intercom Entrance
- Redecorated Throughout
- EPC Rating D
- Georgian Townhouse conversion
- Available NOW Unfurnished
- Warwick District Council Tax Band A

# Church Street, CV31 1ER

One-Bedroom Apartment in Leamington Spa's Prestigious Conservation Area – Available Now

A fantastic opportunity to rent this bright and well presented one-bedroom apartment, set within a converted Georgian townhouse in the heart of Leamington Spa. Offering modern open-plan living, this home provides an ideal town-centre retreat.

Located just moments from boutique shops, cafés, restaurants, and stunning parks, with excellent transport links and the train station within easy reach, it offers the ultimate in convenient and sociable living.

Inside, the apartment features a light and airy living space with an open plan fitted kitchen, along with a generous double bedroom. Stylish and perfectly positioned – this property is not to be missed.

Available immediately – early viewing highly recommended



1



1



1



D - 56

Council Tax Band: A



### **Communal Hallway**

Entered through a security intercom and having stairs to the third floor entrance into the apartment.

### **Lounge**

Having a Velux window to the fore with a radiator beneath and eaves storage space. The lounge opens into the kitchen area.

### **Kitchen**

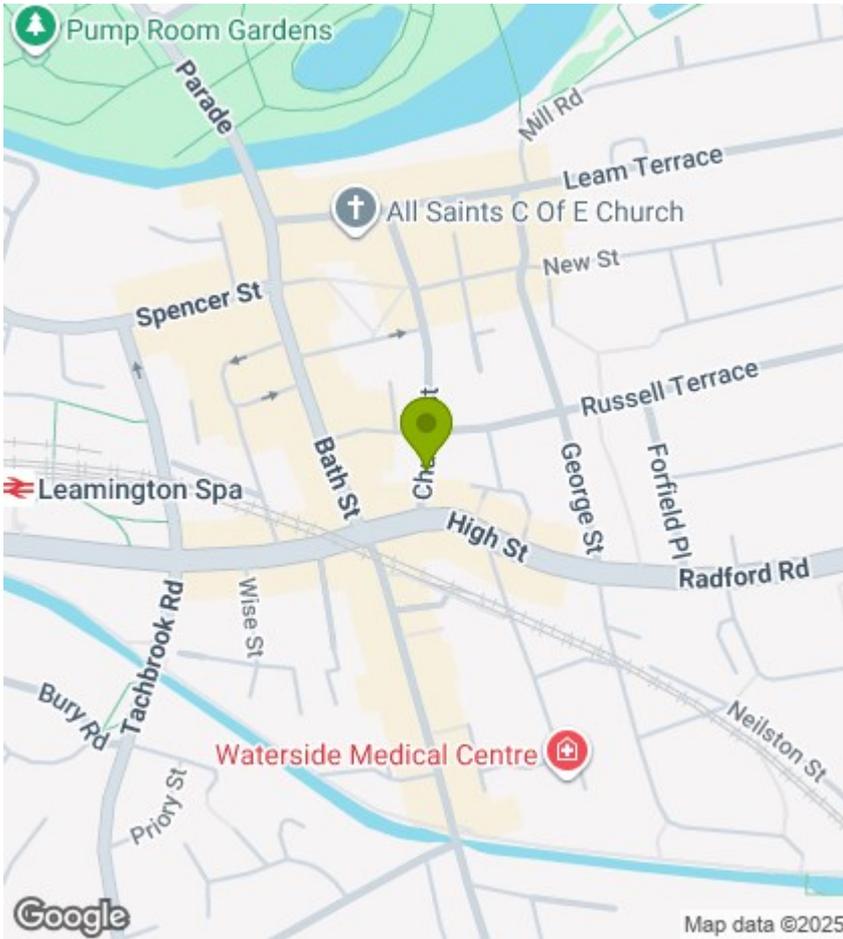
Fitted with a range of beech fronted units to wall and base. There is a stainless steel sink unit set into the counter top and having a double glazed window to the rear. Tiled splashbacks and a wall mounted condensing boiler. Appliances included within the sale are a washing machine, electric oven and fridge freezer.

### **Double Bedroom**

Double glazed dormer window to the rear with a radiator beneath.

### **Shower Room**

Having a white suite that comprises a shower cubicle with a electric shower, pedestal wash hand basin and a close coupled wc. Velux window, radiator and tiling to splashbacks.



## Viewings

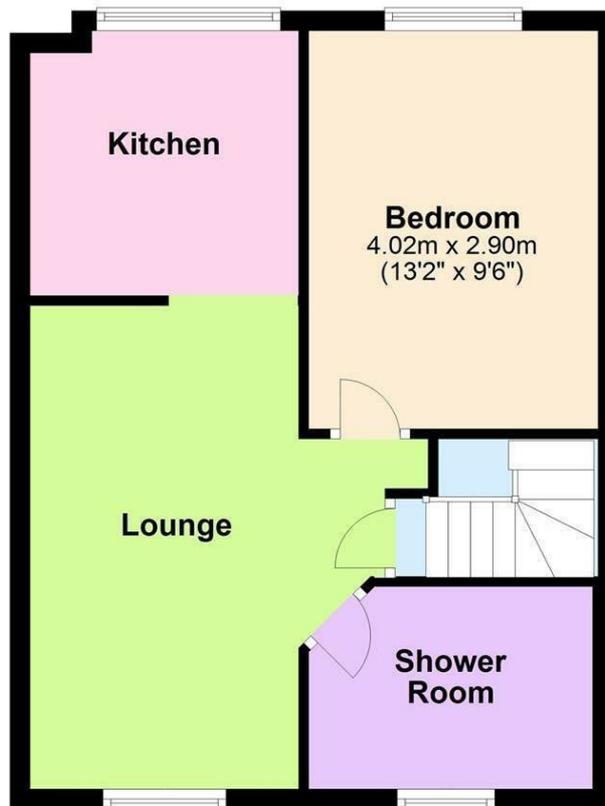
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 43.2 sq. metres (464.8 sq. feet)