

Livery Street, Leamington Spa, CV32 4NP

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property experts





Light filled and generous in its proportions, this modern apartment is positioned perfectly in the buzzing Leamington Spa town centre and enjoys a gorgeous outlook.

This luxurious and wonderfully convenient lifestyle is an unmissable opportunity for young families, downsizers and investors alike, central to all the attractions Leamington Spa has to offer.

Simply move straight in and enjoy a carefree lifestyle.

- Easy access to transport, coffee shops, supermarkets, medical, gym and other local conveniences.
- Previously tenanted at £1,350.00 per calendar month.
- Stylish bathrooms with floor to ceiling tiles
- Security entrance and lift access to secure car space
- Superb Modern Kitchen
- No onward chain

On offer with no onward chain do not miss out, call now to view!



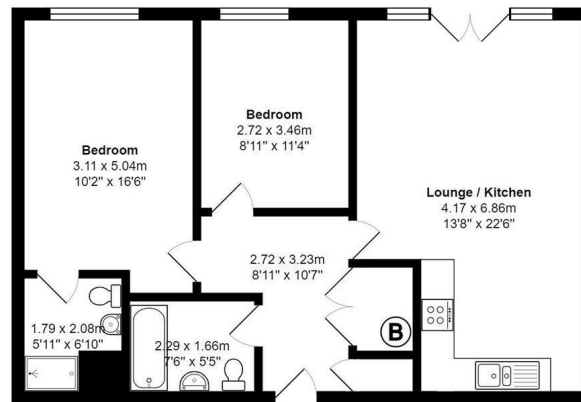
Call me  
to book a  
viewing



Matt Mellor  
07597 666006



- Two Bedroom Apartment
- Modern Kitchen
- Allocated Parking in Garage
- No Onward Chain
- En-suite to Master Bedroom
- £1,335 Rental Income pcm
- Open Plan
- Town Centre
- Close to Station
- Energy Rating C



Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup>

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown may not be included, please check the particulars for details.

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings 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. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

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>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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