

WARWICK PLACE, LEAMINGTON SPA CV32 5BJ



- **Attractive Duplex Apartment**
- **En-suite Master Bedroom**
- **Town Centre Location**
- **Character Property**
- **Ideal for couples or sharers**
- **Part Furnished**
- **Available Mid October 2025**
- **On Street Permit Parking**
- **Council Tax band - B**
- **EPC - D**

2 BEDROOMS

£1,300 PCM

Hawkesford are pleased to offer this well presented, character duplex apartment, just outside Leamington Spa's Town Centre.

Set over two floors and with two separate entrances:- The ground floor hosts two large double bedrooms with vaulted ceilings and ornate cornicing, including a principal bedroom with en-suite featuring a shower and double basin. The main bathroom is traditional three-piece suite with shower over bath.

A spiral staircase leads to the lower ground floor comprised of a fully equipped kitchen, featuring an integrated oven with hob, washing machine, dishwasher, two fridges and freezer. Dining space which showcases original period features, adjacent to the substantially sized living room and w/c. The property also benefits from its own private entrance and small courtyard off street.

Viewing strongly recommended.

On street permit parking available.

Available October 2025, Council Tax Band - B, EPC - D. Only suitable for couples or sharers due to staircase. Offered on a part-furnished basis.

