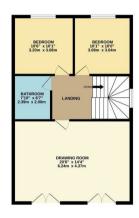


## 1ST FLOOR 661 sq.ft. (61.4 sq.m.) approx.





2ND FLOOR 661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 2009 s.g. ft. (186 6 s.g.m.) approx.

Whist every attempts has been made to extract the accuracy of the Boopfain constant other, measurement of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, mission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operating view of the country can be given.

## charlesrose.

- 01926 832411
- hello@charlesrose.co.uk
- charlesrose.co.uk



A spacious, immaculately presented town house offering flexible family accommodation over three floors, built to a high specification by Spitfire Homes. Situated in North Leamington, overlooking the development's central landscaped green.







