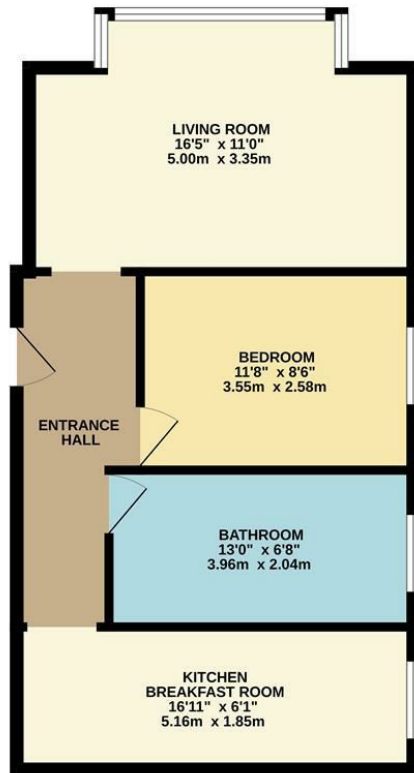


GROUND FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (48.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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53 Russell Terrace, Leamington Spa  
£200,000

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An attractive one-bedroom ground floor apartment forming part of a Regency conversion, situated on a highly sought-after tree-lined street within a short walk of Leamington Spa town centre and approximately 0.5 miles from the train station. The property features a spacious lounge with high ceilings and an impressive bay window, a well-appointed kitchen/breakfast room, and a generous bathroom. Further benefits include parking, a low service charge, and no onward chain.

Lease - 149 years  
Annual Service Charge - £540.00

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