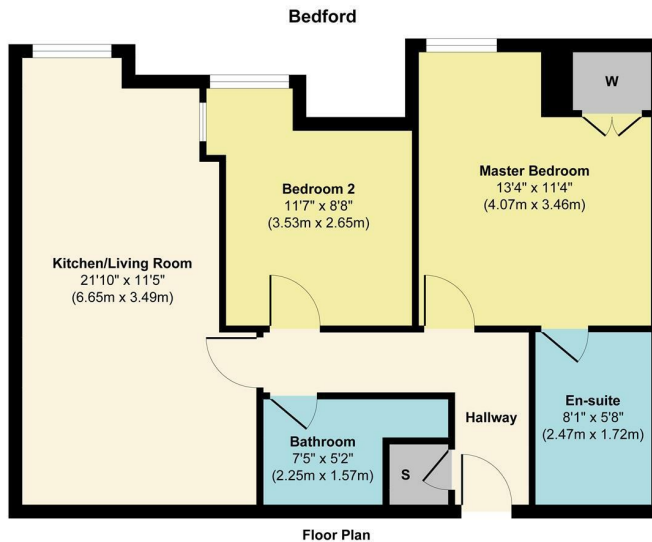


2 Bed Apartment  
located in



**Apartment 15, 43 Bedford Street  
Leamington Spa  
CV32 5DJ**



Approx. Gross Internal Floor Area 639 sq. ft / 59.38 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Guide Price £220,000

**CONTACT**

Office 1H  
Valiant Office Suites  
Lumonics House  
Valley Drive, Rugby  
Warwickshire  
CV21 1TQ

**EMAIL**

sales@acdc.agency

**TELEPHONE**

0333 335 5445

<http://www.acdcsalesandlettings.co.uk>

**SUMMARY**

Nestled in the heart of Royal Leamington Spa, this exquisite top-floor apartment on Bedford Street offers a perfect blend of modern living and stunning views. Spanning an impressive 678 square feet, this meticulously renovated property boasts two spacious bedrooms and two well-appointed bathrooms, making it an ideal choice for professionals, couples, or small families seeking comfort and style.

Reconstructed in 2010, the apartment showcases contemporary design and high-quality finishes throughout. The inviting reception room serves as a perfect space for relaxation or entertaining guests, while the large windows allow natural light to flood the area, enhancing the overall ambiance. The well-designed layout ensures that each room flows seamlessly into the next, creating a harmonious living environment.

Located in the vibrant Royal Leamington Spa, residents will benefit from a wealth of local amenities, including shops, restaurants, and parks, all within easy reach. This apartment is not just a home; it is a lifestyle choice that offers both comfort and convenience in a sought-after location.

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>			
(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	