



NIKKI HOMES  
PROPERTY CONSULTANTS

## Rugby Road, Leamington Spa £2,750 pcm

4 bedroom semi-detached house to rent

## CHECK OUT THE VIDEO TOUR

A well-presented four/five-bedroom, two-bathroom townhouse arranged over four floors, ideally located in the highly sought-after North Leamington area.

The property offers versatile living space, centred around a stylish open-plan kitchen/dining room, perfect for both everyday living and entertaining.

The home features four generous bedrooms, including a principal suite with dressing room, while the top-floor bedroom benefits from access to a private roof terrace.

Additional highlights include a bright lounge, modern bathrooms, ample storage, a private garage, and secure off-road parking.

## AVAILABLE NOW

Min 6 month let

No smokers or sharers

Conveniently positioned within walking distance of Leamington Spa town centre, excellent schools, parks, and transport links.

Council Tax Band: G

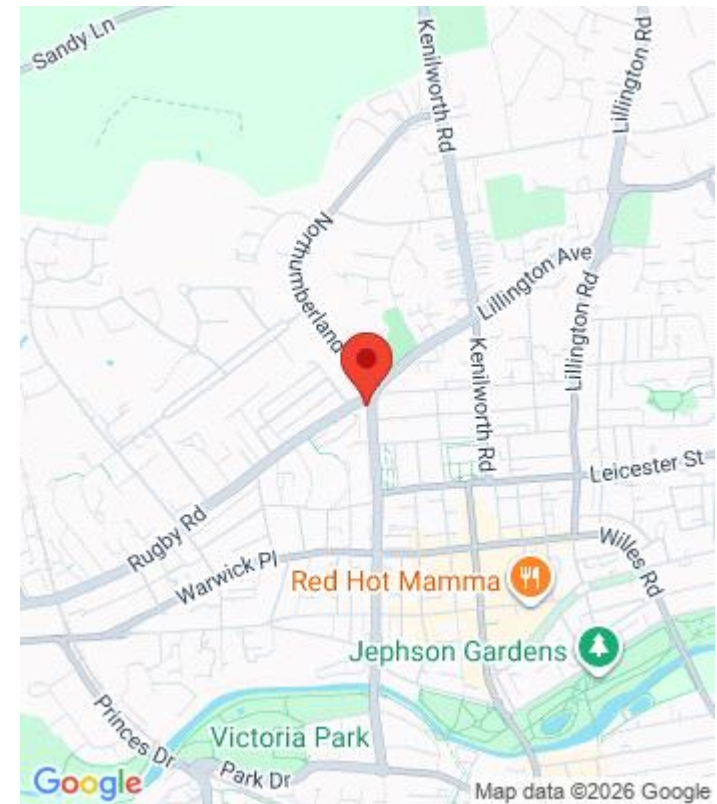
Deposit: £3,173.07

Holding Deposit: £634.61

Garden details: Private Garden, Rear Garden, Terrace



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92-) <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>85</b> | <b>91</b> |

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Viewing by appointment only

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