



PROPERTY  
SERVICES  
LIMITED

## 60 Wathen Road , Leamington Spa, CV32 5UZ

£2,500 Per Calendar Month



\*\* 5 BEDROOM STUDENT HOUSE AVAILABLE AUGUST 2026\*\*

Situated on Wathen Road in the charming town of Leamington Spa, this impressive five-bedroom house of multiple occupancy (HMO) presents an excellent opportunity for students seeking comfortable and convenient living arrangements. The property is fully furnished, ensuring that residents can move in with ease and enjoy a homely atmosphere from day one.

The house features a spacious reception room, perfect for socialising or unwinding after a long day of studies. Each of the five bedrooms is designed to provide a private sanctuary, allowing for both relaxation and focus on academic pursuits. The shared bathroom is well-appointed, catering to the needs of all residents.

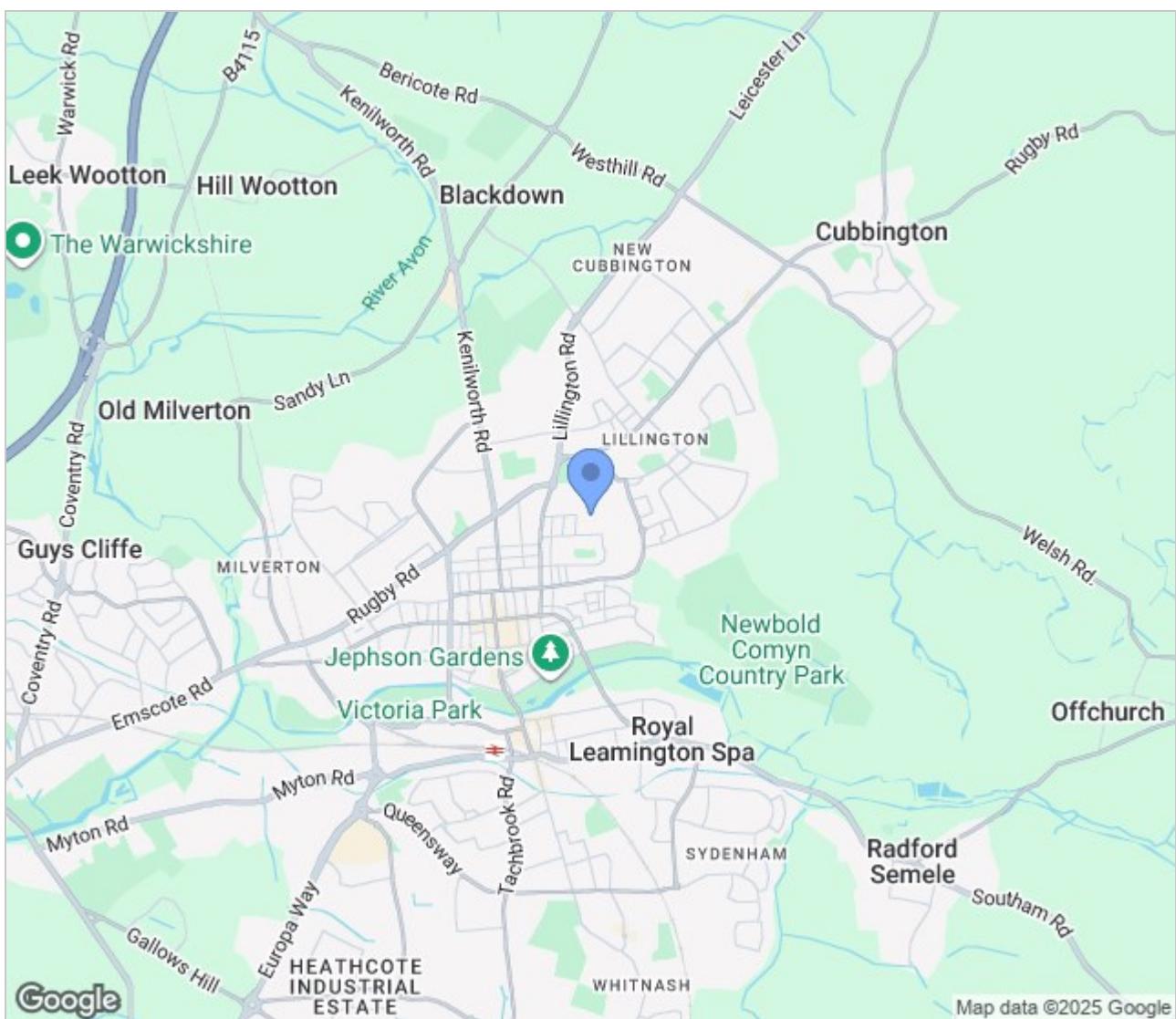
One of the standout features of this property is the low maintenance garden, which offers a pleasant outdoor space for residents to enjoy fresh air and sunshine without the burden of extensive upkeep. This is particularly appealing for students who may have busy schedules and prefer to spend their time on studies or leisure activities.

This property will be available for students starting in September 2025, making it an ideal choice for those looking to secure their accommodation well in advance. With its prime location in Leamington Spa, residents will benefit from easy access to local amenities, transport links, and the vibrant student community.

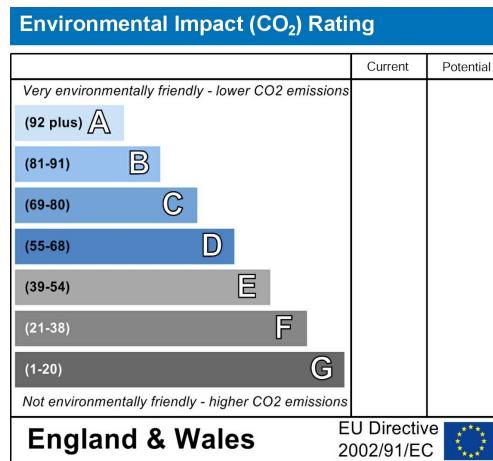
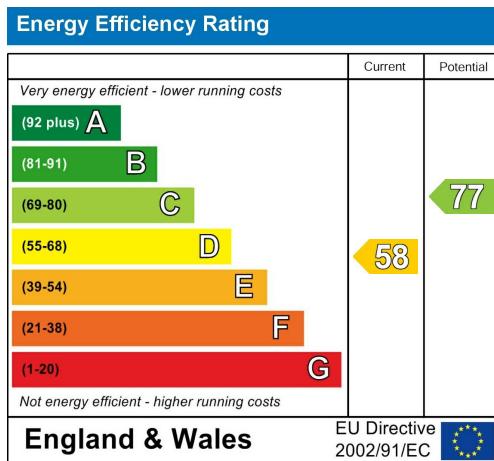
In summary, this five-bedroom HMO on Wathen Road is a fantastic option for students seeking a fully furnished, low-maintenance home in a desirable area. Don't miss the chance to make this property your new residence!



## Area Map



## Energy Efficiency Graph



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