



The Town House, Kenilworth Road, Leamington Spa, CV32

Asking Price £325,000 Leasehold

Quintessential Regency Living in Central Leamington Spa

Featuring a prominent position in one of the towns iconic regency townhouses, this 2 bedroom, 2 bathroom apartment overlooks Christchurch Gardens and offers bright and spacious open plan living extending to approximately 920 sq ft.

Leamington Spa | 01926 956560 | leamingtonspa@winkworth.co.uk

Winkworth



DESCRIPTION

Winkworth is proud to present this picture perfect apartment set in the heart of Royal Leamington Spa.

Upon entering the apartment's main living area, you are greeted by an abundance of natural light from three large sash windows which offers views of Christchurch Gardens and the Parade. The open plan space has been beautifully designed to optimise versatility of use. The contemporary kitchen has a range of built in appliances and a breakfast bar.

Both double bedrooms boast unparalleled views across Leamington's Victorian rooftops towards Newbold Comyn and the Church of St Pauls. The master bedroom has a newly renovated en-suite shower room, while a further family shower room is accessed from the central hallway.

This excellent apartment benefits from an allocated on site, off street parking space accessed from Clarendon Avenue.

AT A GLANCE

Council Tax: Band E
 Local Authority: Warwick District Council
 Broadband: Ultrafast Broadband Available
 (Checked on Ofcom Sept 24)
 Mobile Coverage: Limited/Likely Coverage
 Heating: Gas Central Heating
 Listed: No
 Tenure: Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



LOCATION

Occupying an enviable spot overlooking Christchurch Gardens at the top of Leamington's high street, the Parade, the towns shops, restaurants and parks are on the doorstep.

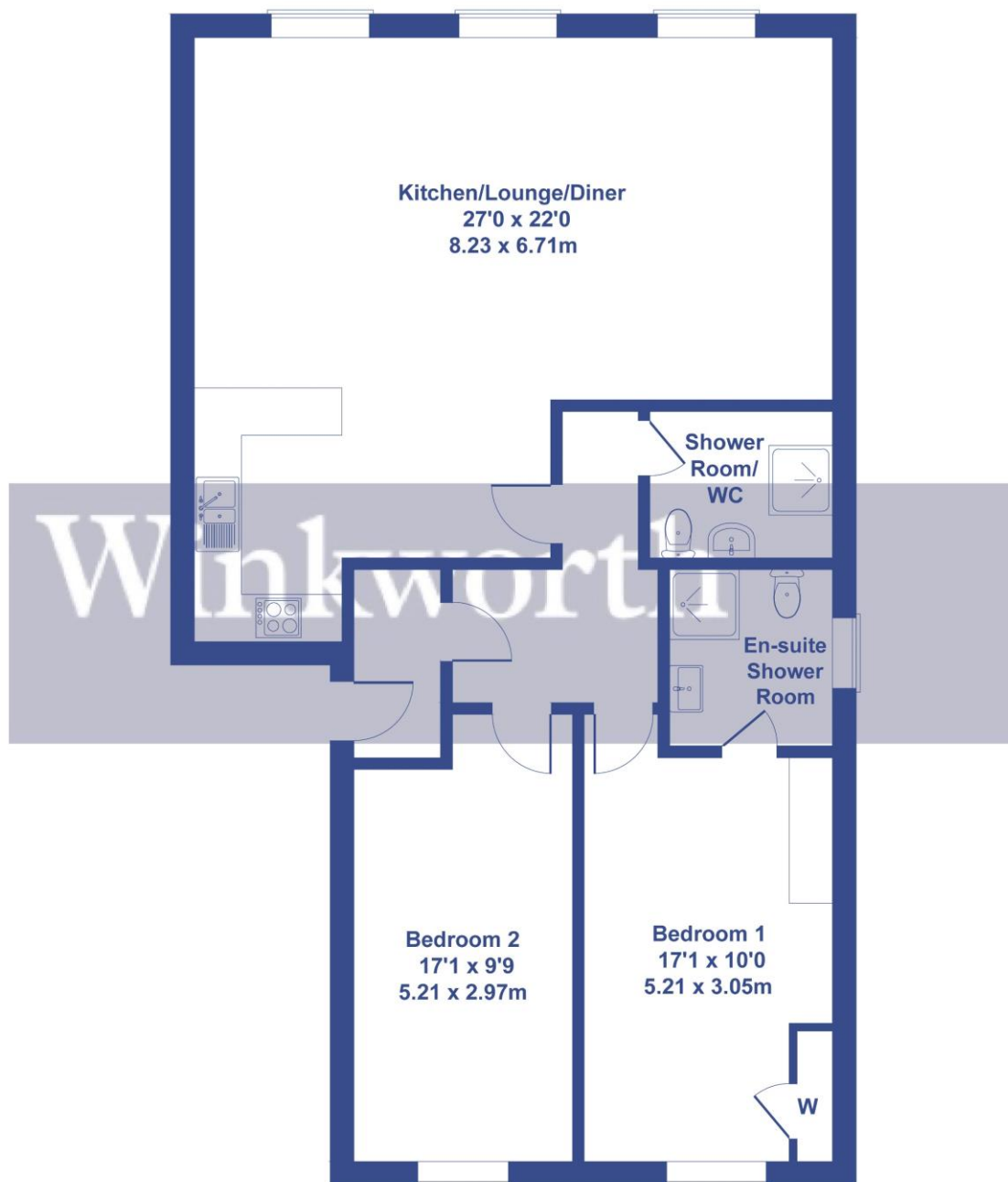
Leamington Spa has an abundance of good schools in both the private and state sector, with Kingsley School, Arnold Lodge and North Leamington School all in easy reach of the apartment.

Leamington Spa train station is a 15 minute walk, with direct trains to London Marylebone (1hour 20 minutes) and the Birmingham stations (33 minutes). The motorway network is accessible from a number of junctions of the M40, and is less than a fifteen minute drive from the Town House.

Birmingham International Airport is 35 minutes away by road and offers domestic and international services.

Apartment 7 The Town House 2 Kenilworth Road, Leamington Spa

Approximate Gross Internal Area
920 sq ft - 85 sq m



THIRD FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

COUNCIL TAX- E

LOCAL AUTHORITY - Warwick District Council

SERVICE CHARGE - £2,600 per annum

GROUND RENT- £500 per annum

LEASE- 978 years 11 months

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.