



The Manor House, Leamington Spa, CV31  
£280,000

**Winkworth**

for every step...





## About the Property

Winkworth Leamington Spa is excited to present to the market this beautifully maintained, 2 bedroom, 2 bathroom, first floor apartment located in the highly sought after Manor House development, in central Leamington Spa.

Offering flexible and contemporary open plan, lateral living, this beautiful apartment features a deck/balcony and private parking, with accommodation extending to approximately 779 sq ft.

### Material Information:

Council Tax: Band B

Local Authority: Warwick District Council Broadband: Superfast Broadband Available (Checked on Ofcom)

Mobile Coverage: Limited/Likely Coverage

Heating: Electric Heating

Listed: No

Tenure: Leasehold (104 years)

Ground Rent: £425.78 per year

Annual Service Charge: £2097.47





## The Finer Details

Manor House is an impeccably maintained two-bedroom, two-bathroom first-floor apartment, ideally located along the banks of the River Leam in the heart of Leamington Spa. Situated within the highly sought-after Manor House development, this stunning apartment offers flexible, lateral living, with accommodation extending to approximately 779 sq ft.

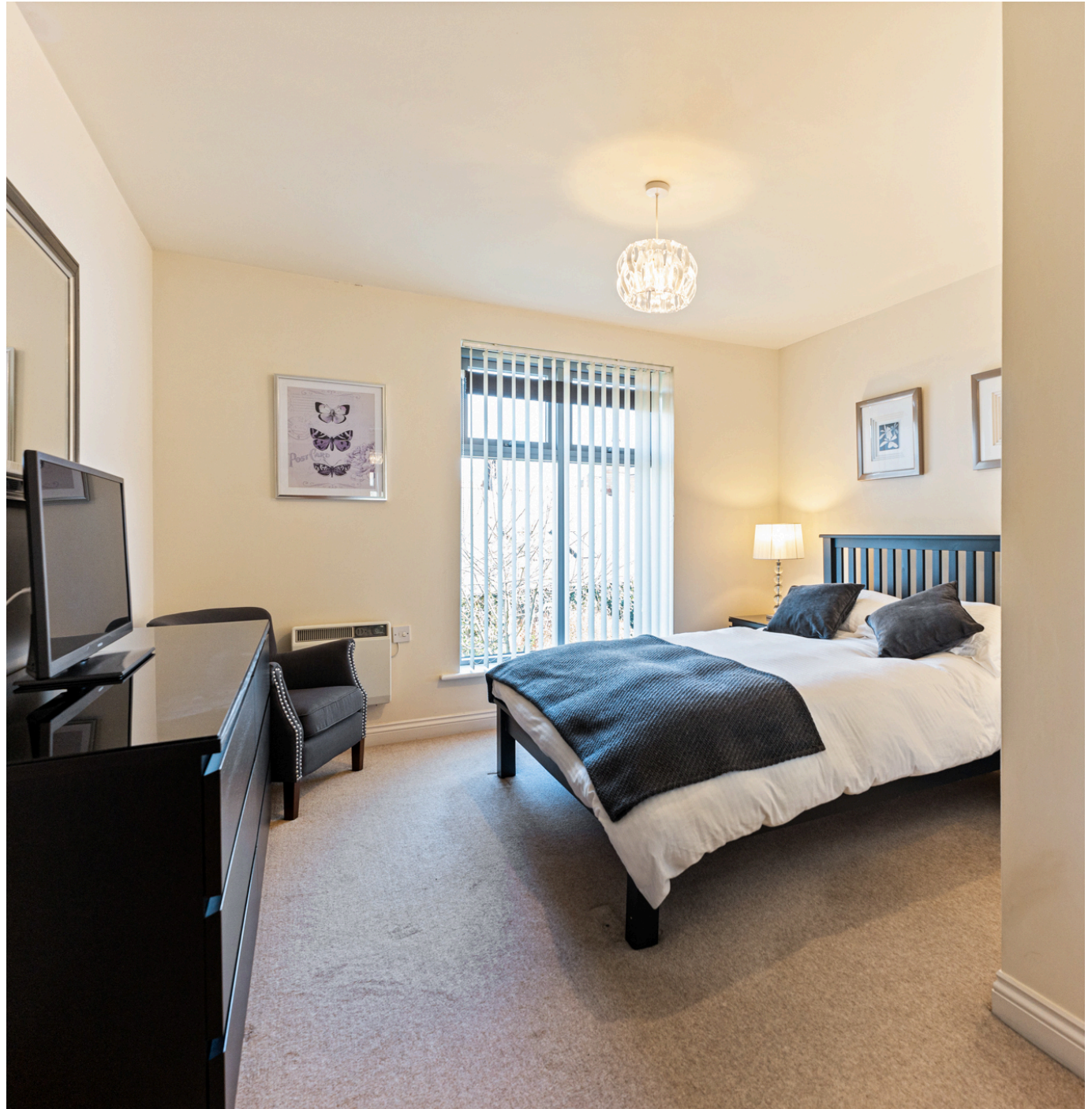
Upon arrival, you are greeted by a well-maintained, well-lit communal hallway, which leads to a flight of stairs (with lift access available) to the first-floor apartment.

Inside, a spacious central hallway welcomes you, providing access to the open-plan living room and kitchen. Large, dual-aspect windows allow for expansive views of the communal gardens, flooding the space with natural light. The entrance hall also features an entry phone system and a large storage cupboard. The current owners have thoughtfully modernized the apartment, incorporating dual USB plug sockets, LED downlighting, and stylish Karndean flooring throughout.

The open-plan, L-shaped kitchen is perfect for entertaining, featuring a range of built-in appliances, including a fridge/freezer, electric oven, hob, and dishwasher. Adjacent to the kitchen, the sitting/dining area is generously proportioned, with ample ceiling height and views over the river. The space is carpeted for added comfort.

The central hallway leads to the master bedroom, a spacious room flooded with natural light from large double windows. It benefits from an en-suite shower room with a basin, heated towel rail, WC, and built-in double wardrobes. The second bedroom is another spacious double room, featuring large French doors that open onto a private deck/balcony—an ideal space to relax on a summer evening. A well-appointed family bathroom, with a basin, heated towel rail, and a bath with a shower, is also located off the central hallway.

Externally, the property boasts beautifully maintained communal gardens, as well as a sunken communal BBQ patio area. Additionally, there is private, allocated under cover parking for one vehicle, accessible through a secure, key fob-controlled entrance.













## About the Area

Located on Avenue Road in central Leamington Spa, Manor House looks towards the historic Pump Rooms and is a short walk (0.2 miles) to the Parade, with its restaurants, shops and bars.

Leamington Spa's renowned gardens and parks are right on your doorstep, with Jephson Gardens (0.4 miles), Victoria Park (0.5 miles), and Newbold Comyn (1 mile) all being particularly popular.

Leamington Spa Train Station is a 5 minute walk (0.2 miles) and offers a direct service to London Marylebone (1 hour 20 minutes) and Birmingham (30 minutes), while the M40 is accessed via multiple junctions and provides access by road to London and the wider west Midlands.

Birmingham International Airport is a 35 minute drive (16.8 miles) and offers a wide range of national and international destinations.



# 29 Manor House

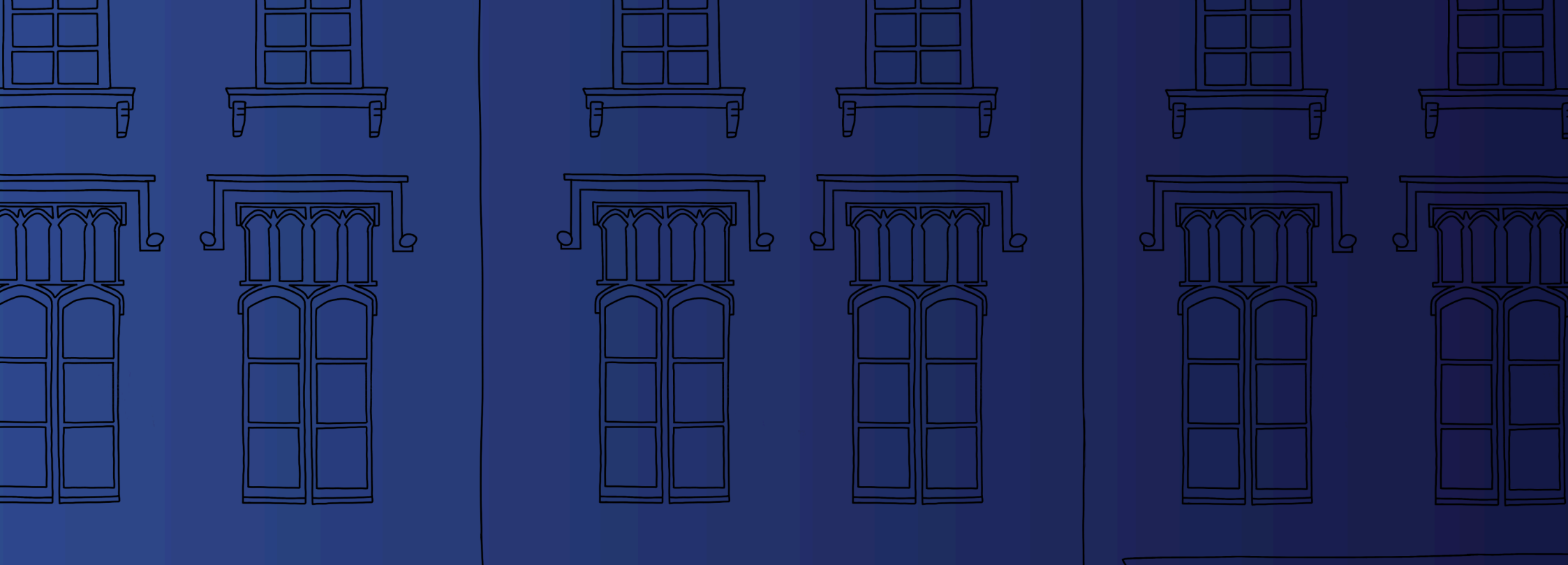
Approximate Gross Internal Area

779 sq ft / 72 sq m



Not to Scale. Produced by The Plan Portal 2025  
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Winkworth

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