



Dale Street, Leamington Spa, CV32
£280,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is pleased to bring to the market this charming Victorian two bedroom, ground floor apartment a short walk from the Parade (300m) at the centre of Leamington Spa.

With double height ceilings and packed with original features, this beautifully maintained apartment offers flexible lateral living accommodation extending to approximately 780 sq ft.

Material Information

Council Tax: Band C | Local Authority: Warwick District Council
Broadband: Ultrafast Broadband Available
Mobile Coverage: Limited/ Likely Coverage
Heating: Gas Central Heating | Listed: No
Tenure: Leasehold - 992 years remaining
Service Charge - £75 PCM | Ground Rent - N/A





The Finer Details...

Dale Street is a stylish two bedroom apartment occupying the ground floor of a beautiful Victorian conversion a short walk from the Parade (300m), at the heart of Leamington Spa.

With double height ceilings and packed with original features this wonderfully maintained apartment offers flexible, lateral living accommodation that extends to approximately 780 sq ft.

Upon arriving at Dale Street you enter the apartment through the grand communal entrance hall complete with the original Minton floor tiles into the apartments generous central hallway.

To the front of the apartment the spacious open plan sitting/dining room is bright and light, with double height ceilings and a central gas effect fireplace. There is are recessed cupboards and shelves on either side of the chimney breast and a large bay window that floods the room with natural light.

The central hallway leads onto the modern and stylish kitchen, where the double height ceilings and large window, overlooking the rear garden, are particular highlights. There are a range of integrated appliances including gas hobs and fridge/freezer as well plentiful counter-top space.

The two double bedrooms are located to the rear of the property and both accessed from the central hallway, they are both generous doubles with views over the rear garden. The family bathroom has a bath with a shower, alongside additional bathroom storage and is generous in size. An additional basement storage room is accessed from the communal hallway and provides useful additional storage.

Externally there is an pretty rear garden that is directly accessed via a door to the terrace. While the garden is communal the owners have exclusively enjoyed the space throughout their tenure. Permit parking is available on Dale Street and the neighbouring residential areas.









About this Area

Dale Street is conveniently located at the heart of Leamington Spa, a short walk from the Parade (300m), and the shops, bakeries and restaurants of Regent Street (100m) and Warwick Street (300m).

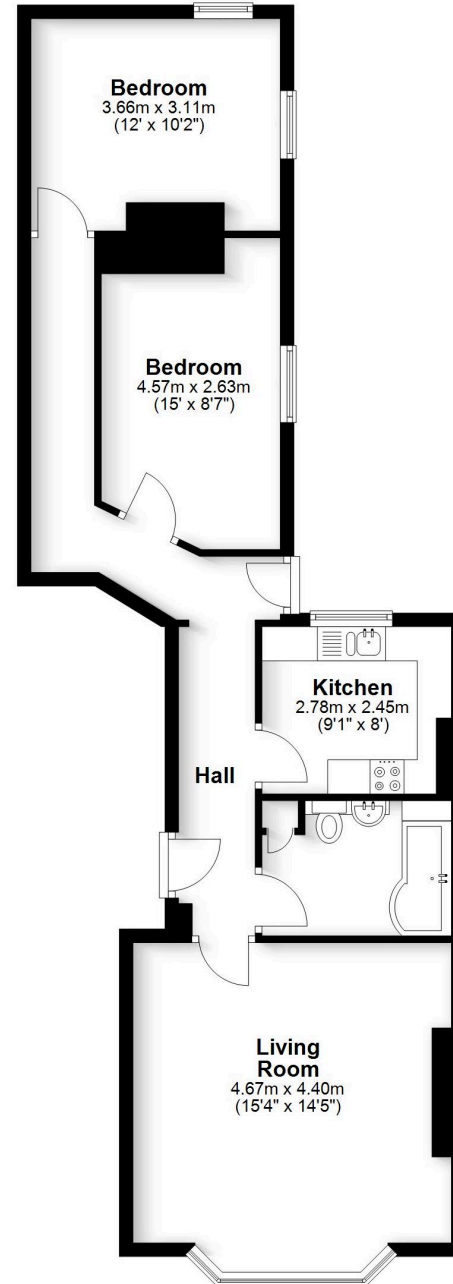
Leamington Spa is famous for its botanical gardens and parks, and Dale Street is ideally located for easy access to both. Victoria Park (0.3miles) is located just to the south of the River Leam, while the famous Jephson Gardens (0.5 miles), Pump Room Gardens (0.3 miles) and Newbold Comyn (1.1 miles) are also nearby.

Leamington Spa is famously located at the centre of the country with easy regional and national access. Leamington Spa Train Station (0.6 miles) is within easy walking distance and offers a direct service to London Marylebone (1 hours 20 minutes) and Birmingham Train Terminals (33 minutes). The national motorway network is easily accessed via multiple junctions of the M40, and Birmingham International Airport is within easy reach (35 minutes by road) and offer a wide range of national and international destinations.



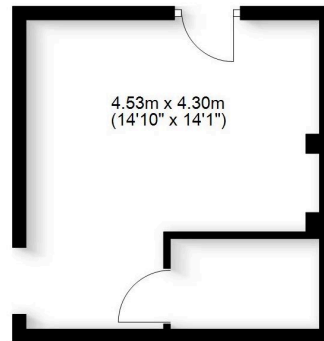
Ground Floor

Approx. 70.8 sq. metres (761.8 sq. feet)



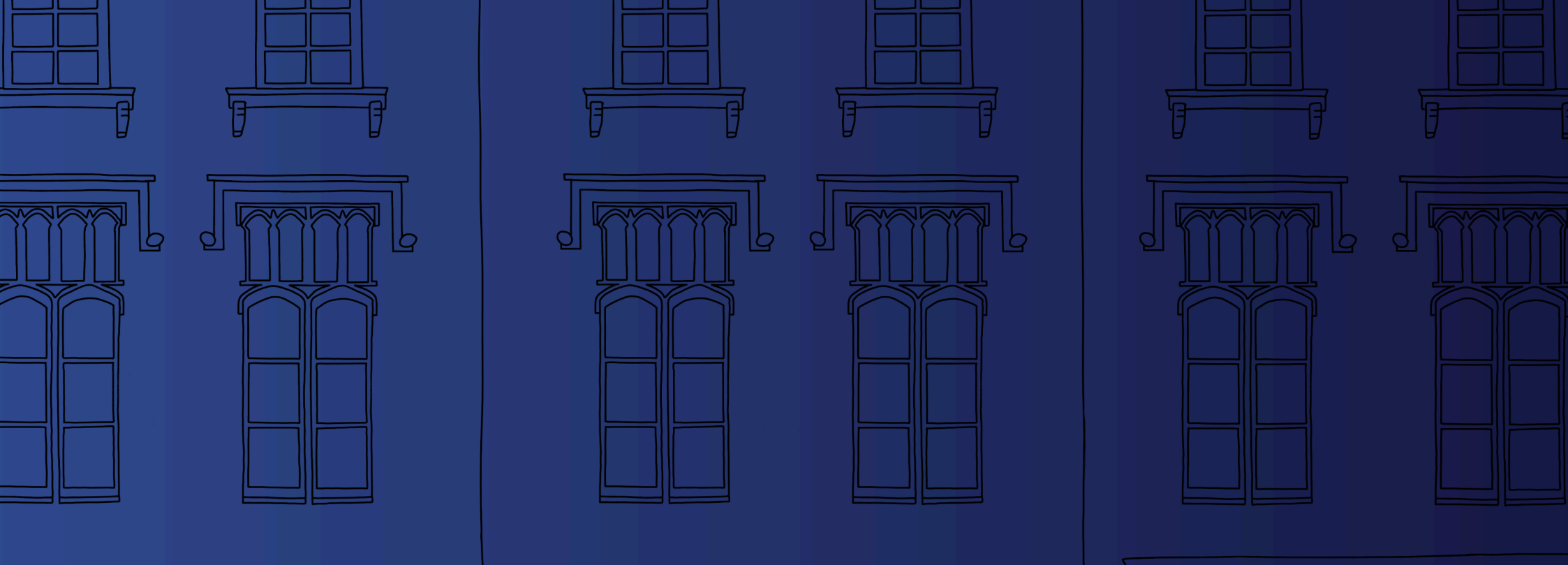
Basement

Approx. 19.5 sq. metres (209.8 sq. feet)



Total area: approx. 90.3 sq. metres (971.6 sq. feet)





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019 2695 6560



Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

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