



The Glass House, Windsor Street, CV32
£195,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is thrilled to bring to the market this stylish and contemporary one bedroom, first floor apartment perfectly situated at the heart of bustling Leamington Spa.

With gated off street parking and an exquisite attention to detail throughout, this beautiful home offers modern, flexible living accommodation extending to approximately 545 sq ft.

Material Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available (Checked Ofcom Mar 25)

Mobile Coverage: Likely Coverage (Checked Ofcom Mar 25)

Heating: Electric

Listed: No

Tenure: Leasehold (974 years)

Service Charge - £270 PCM

Ground Rent - £250 PA (Changing in May 2025 to £350 PA)





The Finer Details

Situated on Windsor Street, in the heart of Leamington Spa, this one bedroom, first floor apartment offers modern and stylish lateral living complete with off street, gated parking.

Built in 2000 and improved by the current owners, this stunning apartment offer flexible open plan living with accommodation extending to approximately 550 sq ft.

Upon arriving at the Glass House a secure, key less entry door leads you into a well lit entrance lobby, with a lift, stairs to the first floor and entrance to the underground, gated car park.

The apartment is situated on the first floor, with a generous central hallway which provides access to the living accommodation, as well as a large storage cupboard which houses the hot water tank. There is a telephone entry system located in the central hallway.

The spacious open plan kitchen and living room has two, double pane, floor to ceiling windows which flood this beautiful room with natural light. The L-shaped kitchen has a range of built in appliances including an electric oven, induction hobs, dishwasher and fridge/freezer, and has been finished to a high specification. The open plan living space offers true flexibility and plenty of space to entertain.

The bedroom is located off the central hallway and is a generous double. There are floor to ceiling windows which provide an abundance of natural light, and the current owners have fitted a range of built in wardrobes providing ample storage.

The bathroom is in keeping with the rest of the apartment and is contemporary and stylish. There is a hand basin, WC and bath with a shower as well as underfloor heating.

There is allocated and secure underground parking which is accessed via an electronic gate.

****Agents Notes: The lease is 999 years from 5th May 2000. The property has been virtually staged and accuracy of furniture size cannot be guaranteed.****







About the Area

Occupying an enviable spot at the corner of Windsor and Warwick streets, the Glass House sits adjacent to Leamington's high street, the Parade (100m), and with it, the towns shops, restaurants and pubs all of which are on your doorstep.

Leamington Spa is famous for its many parks and botanical gardens. The well known Jephson Gardens (0.5 miles), the Pump Room Gardens (0.4 miles) and Victoria Park (0.5 miles) are all a short walk from the Glass House

Leamington Spa has an abundance of good schools in both the private and state sector, with Kingsley School (0.2 miles), Arnold Lodge (0.5 miles) and North Leamington School (1.6 miles) all in easy reach of the apartment.

Leamington Spa Train Station (0.7 miles) is a 15 minute walk, and offers a direct service to London Marylebone (1hour 20 minutes) and the Birmingham Train Terminals (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 (16.2 miles) is 35 minutes away by road and offers domestic and international destinations.

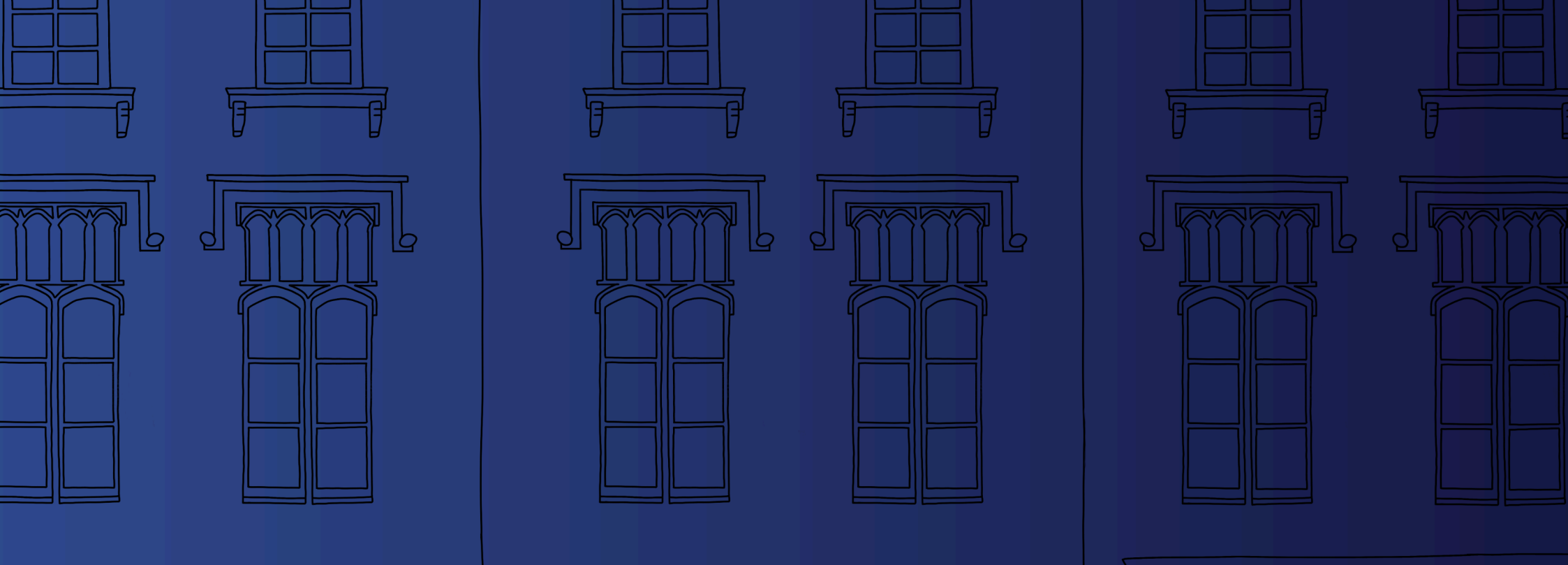


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Not to Scale. Produced by The Plan Portal 2025
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Winkworth

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