

BELVOIR!

Guide Price £269,995



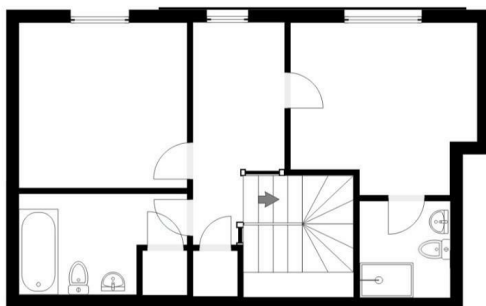
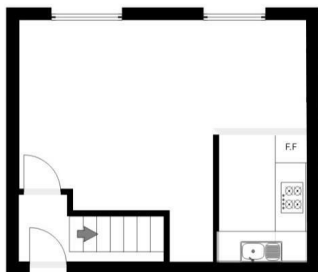
Apartment 8, 1, George

, Leamington Spa CV32 4DG

**** NO ONWARD CHAIN **** Elegant Georgian Duplex Apartment in the Heart of Leamington Spa

Situated at the very top of the iconic Parade, next Christchurch Gardens with its tennis courts, this beautifully presented two-bedroom split-level apartment offers a rare opportunity to enjoy the perfect blend of period grandeur and modern living. Set in the heart of Royal Leamington Spa, it's full of character, bathed in natural light, and thoughtfully designed to deliver contemporary comfort without losing its sense of history.

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ACCOMMODATION

Set within a striking Georgian former first-class hotel, the property welcomes you via a grand portico entrance, complete with marble steps leading to a wide double front door. Step into the communal hallway and you're immediately struck by the charm and elegance of the era: ornate architraves, graceful alcoves, intricate corning, chandeliers and marble flooring set the tone for the character that continues throughout.

The apartment spans two floors. On its lower level, the living space is bright and welcoming, with two large sash windows flooding the room with natural light. High ceilings enhance the sense of space and elegance, while the open-plan layout creates a seamless flow between living, dining, and kitchen areas. The kitchen is compact yet highly functional, subtly set apart to define the space, and features high-to-low cabinetry, an electric hob, integrated oven, washing machine, fridge/freezer and dishwasher — providing everything needed for easy, modern living.

The upper floor spans the main staircase increasing its footprint and offers two generously sized double bedrooms. The principal bedroom benefits from a stylish ensuite shower room, while a spacious landing area, with a storage cupboard, provides the perfect spot for a home office or a quiet reading nook. A well-appointed family bathroom with a full-size bath and shower mixer tap completes the upstairs accommodation.

Further enhancing the appeal is secure gated parking, a rare and valuable feature in such a central location.

This unique duplex apartment doesn't just offer convenience — it feels like a home. With a thoughtful layout, a blend of period detail and modern function, and access to all that Leamington Spa has to offer — from boutique shops and cafés to parks and transport links — this is a rare opportunity to own a slice of Georgian elegance with everyday practicality.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water, drainage and electricity are believed to be connected to the property. We believe the property to be leasehold with a share of the freehold. The agent has not checked the legal status to verify the freehold status of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.