

BELVOIR!

Guide Price £235,000



2a Holly Street

, Leamington Spa CV32 4TN

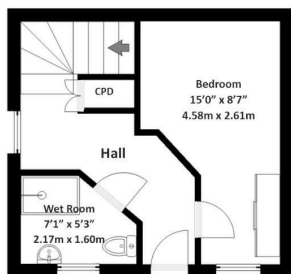
Set in the highly desirable area of North Leamington, this beautifully presented one-bedroom end-of-terrace house offers a striking blend of contemporary style and clever architectural design. With its unique layout and light-filled interiors, the property delivers a modern, low-maintenance lifestyle with true personality.

WWW.BELVOIR.CO.UK



Internal Area 43.88 square metres / 472 square feet

Ground Floor



First Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

ACCOMMODATION

Designed by a London Interior Designer who reversed the traditional layout, the first floor with its Apex open high roof height makes this floor very spacious & dedicated to open-plan living. A modern, well-equipped kitchen with integrated appliances and generous counter space flows seamlessly into the living and dining area. Expansive skylights, a double door Juliet balcony and a beautifully arched feature window all flood the space with natural light, while also adding architectural flair.

A contemporary open staircase with minimalist railing contributes to the apartment's airy, spacious feel making this level a standout feature of the home.

Key Features:

- Apex featured high ceiling on first floor
- Unique layout with bedroom and wet room below, living space above
- Spacious bedroom with built-in wardrobes for efficient storage
- Stylish ground-floor wet room with modern, low-maintenance finishes
- Very bright open-plan kitchen/living/dining area with triple aspect windows
- Added benefit of solar panels

Situated in one of Leamington Spa's most desirable neighbourhoods, the apartment benefits from easy access to a wealth of local amenities. You'll find boutique shops, cafés, and restaurants nearby, along with beautiful parks and green spaces perfect for leisurely strolls.

Excellent transport links make commuting a breeze, with Leamington Spa station offering direct rail services to Birmingham, Coventry, and London. The nearby A46 and M40 also provide convenient road access.

For professionals, academics, or investors, the apartment's close proximity to Warwick University and Leamington's thriving tech and creative industries makes it an ideal base combining lifestyle and location in one stylish package.

This unique property is the perfect blend of standout design and everyday functionality, offering a one-of-a-kind living experience in a prime Leamington location. Ideal for first-time buyers, professionals, or anyone looking for a characterful home with modern appeal.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	76		(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	



01926 422251
22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY
Email: amy.cunningham@belvoir.co.uk
www.belvoir.co.uk



BELVOIR!

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.