

BELVOIR!

Guide Price £260,000



Apartment 19, Manor

, Leamington Spa CV31 3ND

Set within an exclusive manor house development, this beautifully presented duplex apartment offers a rare blend of period character and modern comfort. Spanning the ground and first floors, the home provides generous living spaces and a thoughtful layout, ideal for both relaxation and entertaining. The development itself is modern and well maintained in a welcoming setting.

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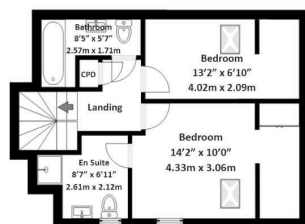


Total Living Area 72.41 square metres / 779 square feet

Ground Floor



First Floor



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ACCOMMODATION

Set within an exclusive manor house development, this beautifully presented duplex apartment offers a rare blend of period character and modern comfort. Spanning the ground and first floors, the home provides generous living spaces and a thoughtful layout, ideal for both relaxation and entertaining. The development itself is modern and well maintained in a welcoming setting.

Upon entering, you are greeted by a bright entrance hall with access to a convenient downstairs WC. To the rear, a spacious living room creates an inviting setting with two modern sash windows overlooking the landscaped grounds. The contemporary kitchen and dining area is fitted with a breakfast bar, integrated appliances, and an electric hob — a perfect space for both family meals and entertaining guests.

Upstairs, the first floor is home to two well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private retreat. The second bedroom is served by a stylish family bathroom, with both rooms offering built-in storage.

The apartment retains much of the building's original charm while offering all the essentials of modern living. Positioned within a secure gated complex, the property comes with one allocated off-road parking space. There is also the option to purchase temporary guest passes if required.

Ideally located, it is just a short distance from Leamington Spa train station, as well as the town's excellent amenities, transport links, and vibrant cultural scene.



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 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.