

Guys Cliffe Avenue, CV32

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## Guys Cliffe Avenue, CV32

The Coniston penthouse is one of six luxury apartments within The Limes development. Proudly spanning 1497 sq ft of living space with a balcony, secure parking for 3 cars and a private secure storage area.

- Luxury 1497 sq ft Penthouse apartment
- Lift to all floors and parking level
- Private secure storage room
- Walking distance to tennis club and town centre
- Secure underground parking for up to 3 cars



In the heart of Leamington Spa, where the regal charm of the town centre intertwines with the tranquil allure of a tree-lined avenue, The Coniston proudly graces the landscape. Crowning within The Limes development, this architectural gem, is one of six luxury apartments.

Immersing itself seamlessly into the surroundings while asserting its distinct character, The Limes development, built in 2019 by the award-winning local developer Housestyle Countrywide, sets a new standard for meticulous design, attention to detail, and quality. The promise it extends is that of a living space that not only exudes pride and sophistication but also captivates the essence of contemporary living.

### The Apartment

The Coniston, a unique apartment spanning 1497 sq. As you step inside a luminous hallway bathed in natural light from large roof lanterns gracefully guides your way. The open-plan vaulted ceiling kitchen/dining/living room, adorned with a monumental triangular feature window, emerges as the beating heart ►





► of this residence.

The kitchen, a symphony of white modern seamless design, boasts a long peninsular with Silestone worktops and integrated appliances, creating a haven for the discerning chef. Two ovens, a hob, extractor, wine fridge, dishwasher, fridge, washer/ dryer and a separate freezer seamlessly integrate, ensuring both functionality and elegance. A separate wine fridge adds a touch of sophistication, crafting the perfect space for entertaining and culinary creations.

The living space seamlessly extends to a glass-fronted balcony, a private oasis overlooking the tree-lined avenue. This serene outdoor space amplifies the social allure of the apartment.

The large master bedroom, a sanctuary of tranquility, mirrors the open-plan living space with its feature windows. Sage green Hammond wardrobes create a sophisticated backdrop, while a separate area allows for a home office or dressing space, adding to the versatility of this haven. The luxury ensuite bathroom, a spa-like retreat, indulges with a bath, a separate shower with a rain head, underfloor heating, a heated towel rail, and brushed chrome fittings an oasis of comfort and relaxation.

On the other side of the apartment, the guest bedroom unfolds with spacious elegance. Hammond sage green wardrobes add a touch of sophistication, while the ensuite bathroom offers a private space for guests. The hallway, adorned with a clever storage cupboard, leads to a guest toilet, completing the internal space.

#### Outside Spaces

Outside, a heated driveway leads to secure gated lower ground floor parking for up to three cars, accompanied by a secure private storage room. An ultramodern glass lift and staircase connect the basement to all floors, seamlessly blending functionality with style.

The Coniston apartment is not merely a haven of contemporary living; it stands as a testament to sustainability. Ground Source Heating and Mechanical Ventilation & Heat Recovery (MVHR) systems ensure an eco-friendly, comfortable abode. Underfloor heating throughout adds a touch of luxury, while the remainder of a structural warranty provides peace of mind, a promise of enduring quality.

#### The Area

The Limes development, with its prominent corner position on Guys Cliffe Avenue is less than a mile from Leamington Spa's town centre, it offers convenient access to leisure at the Leamington Lawn Tennis and Squash Club. The Fat Pug pub, a convenience store, a pharmacy and fish & chip shop is all under 5 mins walk away.

#### Connectivity

For the commuter, trains from Leamington Spa and Warwick Parkway provide swift access to Birmingham and London Marylebone, while the motorway network beckons via junctions 13 or 14 of the M40.





LOCATION

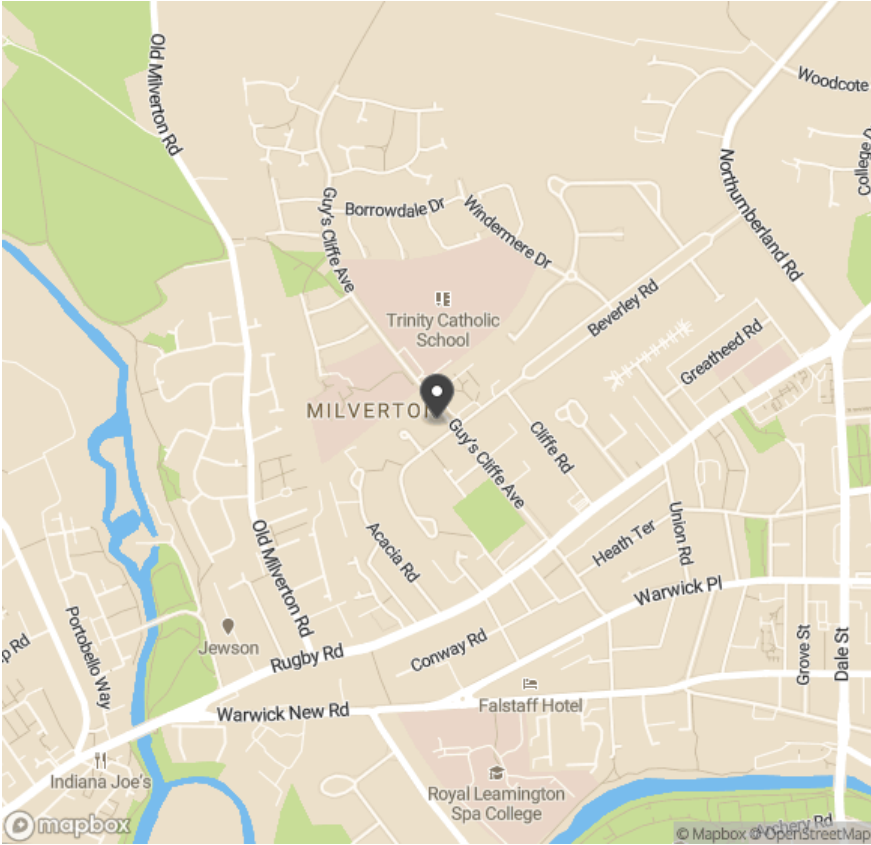


Property location

ENERGY PERFORMANCE  
CERTIFICATE (EPC)

Current: **86B**

Potential: **86B**

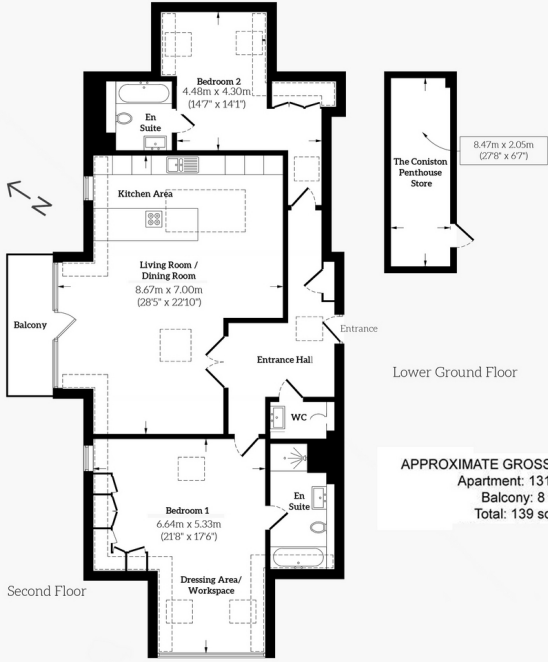


FLOOR PLAN

1497 sq ft (139 sq m)

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APPROXIMATE GROSS INTERNAL FLOOR AREA:  
Apartment: 131 sq m (1,411 sq ft)  
Balcony: 8 sq m (86 sq ft)  
Total: 139 sq m (1,497 sq ft)

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