


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

34 KENILWORTH ROAD,
LEAMINGTON SPA, CV32 6JE

£249,000

34 KENILWORTH ROAD



PROMINENCE
— ESTATES —

Situated in a sought-after area of Leamington Spa, this well presented two bedroom apartment offers a stylish and comfortable living space. The property features a spacious reception room, a modern bathroom, and the added benefit of two allocated parking spaces. Finished to a high standard throughout, this home is ideal for first-time buyers, professionals, or investors looking for a property in an excellent location.

The local area provides a wide range of amenities, including supermarkets, independent shops, cafés, and restaurants, all within easy reach. Royal Leamington Spa town centre is just a short distance away and offers a fantastic selection of high street and boutique shopping, as well as a variety of leisure and entertainment options. The nearby Jephson Gardens and Newbold Comyn provide beautiful green spaces for outdoor activities.

The property benefits from excellent transport links. The A46 and M40 are easily accessible, providing convenient routes to Coventry, Warwick, and Birmingham. Leamington Spa Railway Station is also nearby, offering direct train services to London Marylebone, Birmingham, and other major destinations. Regular bus services operate in the

area, ensuring reliable public transport connections.

Families and professionals will appreciate the selection of well-regarded schools in the area. Telford Infant and Junior School, North Leamington School, and Myton School are all within close proximity, offering excellent educational facilities.

This beautifully presented apartment in Leamington Spa combines modern living with the convenience of excellent transport links, local amenities, and allocated parking, making it a fantastic opportunity for a range of buyers.

Living Room 17'2" x 11'2"

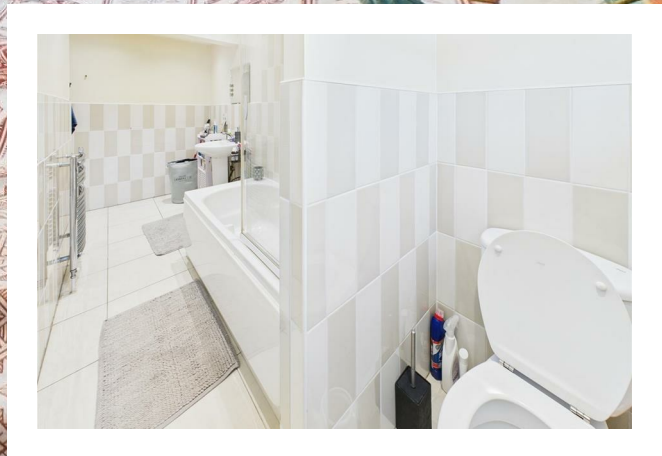
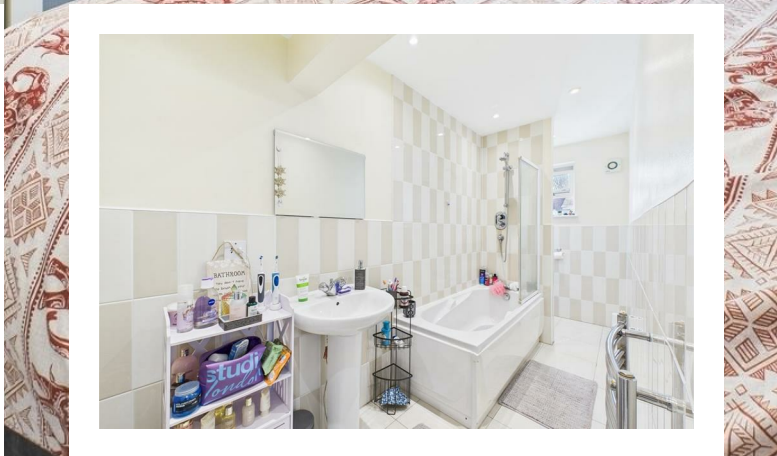
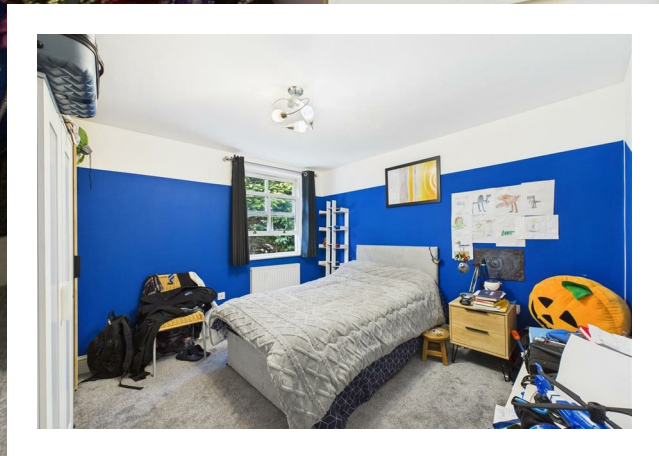
Kitchen 11'1" x 7'3"

Bedroom One 11'8" x 11'2"

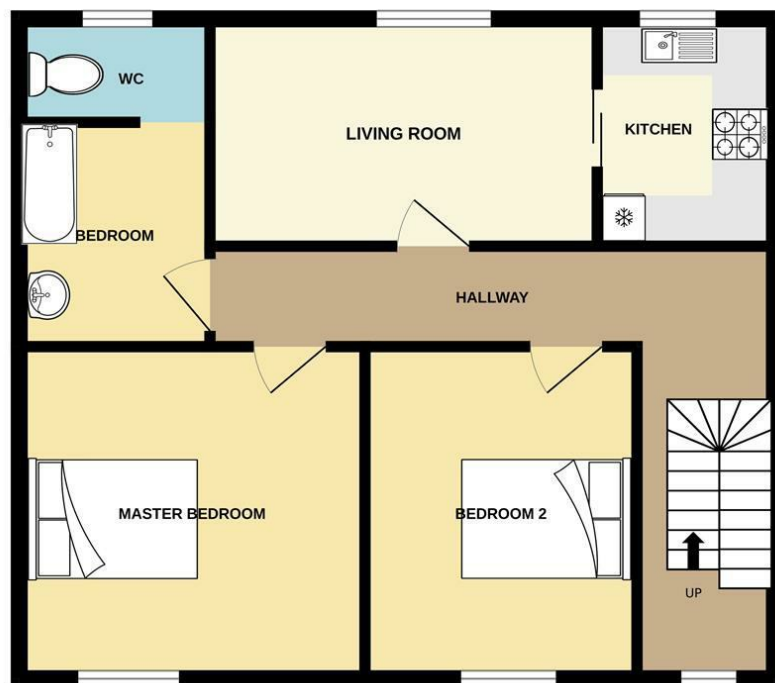
Bedroom Two 11'5" x 11'1"

Bathroom 15'1" x 4'7"





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	77
EU Directive 2002/91/EC		

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