



Kenilworth Road | Leamington Spa | CV32 5TE

Guide price **£395,000**



KINGSWAY
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Key features

- 978 Years Remaining On The Lease
- Town Centre Location
- Beautifully Presented
- Allocated Parking Space
- Two Large Double Bedrooms
- Views Over Christchurch Gardens
- EPC Rating: D

Description

Welcome to this charming first-floor apartment located on Kenilworth Road in the picturesque town centre of Leamington Spa. This delightful conversion boasts a spacious 1,238 sq ft of living space, perfect for those seeking a comfortable and stylish home.

The very large open plan sitting room, dining and kitchen area is an impressive space flooded by natural light from three large sash windows which provide beautiful views over Christchurch Gardens. The focal points of the room are a Regency style solid marble fire surround from Chesneys and a large ornate door frame now repurposed as a mirror feature. Amtico parquet flooring, high ceilings, original coving and chandelier lighting add to the features of this characterful apartment.

The principal bedroom features an en-suite shower room, built-in double wardrobe, and a large sash window overlooking the private car park. The apartment has an allocated parking space to the rear.

The second double bedroom also has built in double wardrobes and the use of the main family three piece bathroom.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: D



Open Plan Kitchen/Living Room

32'5" x 18'8"

Bedroom One

15'6" max x 11'10"

En-Suite

6'9" x 4'2"

Bedroom Two

15'10" x 10'0"

Family Bathroom

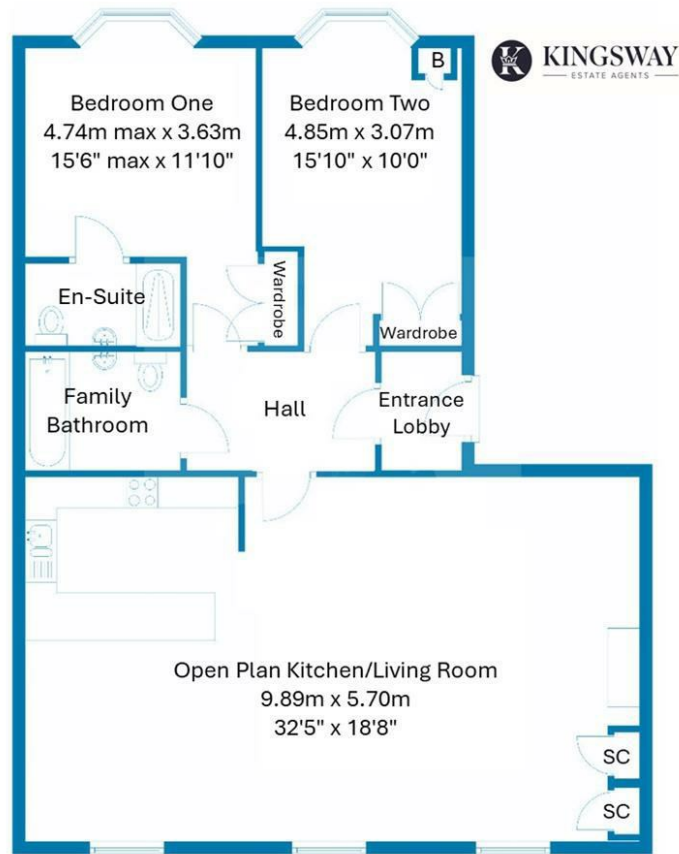
7'11" x 6'2"







Floor plans



First Floor

Total Floor Area Approx. 115 sq. metres (1,237.85 sq. feet)

The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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