



Apartment 2

20 Kenilworth Road, Leamington Spa, Warwickshire, CV32 6JB









20 Kenilworth Road

An impressive 3-bedroom duplex apartment in a converted Victorian villa, dating back to approximately 1860.

This grand property is situated on a highly desirable residential road within a conservation area in central Royal Leamington Spa. The centre of town is only a few minutes walk away. The property showcases an abundance of delicately preserved period features, including wrought iron awnings, original cornicing and ceiling roses, deep skirting boards, feature fireplaces and solid wood flooring.

Upon entering through the glass panelled, wide front door you are greeted in the entrance hall by lofty double ceilings and large sash windows allowing ample natural light to flood through.

To your right is the doorway to the architecturally striking apartment. The ground floor features a substantial living room with high ceilings, decorative mouldings, picture rails and a feature fireplace. Also featured are beautiful sash windows which still have original working wooden shutters.

The ceilings are intricately ornate in the neoclassical style with elegant decorative castings and rosettes.

The sizeable kitchen is adjacent to the living room with ample space for a family sized table and chairs. Another beautiful, large sash window overlooks the apartment's leafy courtyard garden with a raised deck to relax in the morning sun. Access to side return, leading to both front and rear gardens.

Stairs lead down to the three good sized double bedrooms, one with en-suite. Family bathroom and utility room also feature.

Outside
The property is accessed from Kenilworth Road and features a Cotswold stone driveway with two allocated parking spaces and well-maintained gardens to the front and side as well as the apartment's own private walled courtyard garden to the rear. A variety of well-established mature trees and neatly maintained hedging surround and enclose the front garden to two sides.

Location
Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th-Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

Tenure
Share of Freehold
£1200 per annum service charge
Peppercorn ground rent

Services
Mains gas, water, electricity, drainage and telephone.

Local Authority
Warwick District Council.

Viewing Arrangements
Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website
For more information visit www.spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am – 1.00 pm

Directions
From our office proceed north on Clarendon Place and turn right onto Lillington Avenue. Continue a short distance and turn left onto Kenilworth road, the apartment is on the right-hand side.













Flat 2, 20 Kenilworth Road



Approximate Gross Internal Area = 120 sq m / 1291sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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