



## 2 Jephson House

Willes Road, Leamington Spa, CV32 4HB









































## 2 Jephson House

A very rare opportunity to acquire a beautiful two double bedroom apartment in Jephson House, forming part of the award-winning Grade II Listed Royal Terrace development.

Located on the corner of Newbold Terrace and Willes Road, opposite the beautiful Jephson Gardens, with Newbold Comyn close by and just a short walk to the town centre and train station, this property must be viewed to be appreciated.

With stairs providing access to the lower ground floor, accommodation comprises, in brief:

Hallway with Oak Engineered wood flooring and a utility cupboard, which houses the washing machine and tumble dryer.

A stunning open-plan kitchen-diner / living room with modern kitchen units, 4-seater island incorporating Siemens induction hob and a rising cooker extractor hood and pop-up electric sockets, granite worktops and integrated appliances; including Siemens dishwasher, Siemens double-multifunction oven/microwave and Siemens integrated fridge/freezer.

With large aluminium bi- fold doors and glazed roof, this large, light- filled room opens out onto the private terrace garden, providing outdoor indoor living, which benefits from afternoon Westerly sun.

The master double bedroom features fitted wardrobes, walk in closet and en-suite featuring separate bath & shower.

The second double bedroom features built in wardrobes and access to the secondary private terrace.

Accessed from the hallway is a well-appointed shower room featuring WC with concealed cistern, wall-mounted washbasin, mirrored cabinets, towel radiator and underfloor heating.

Outside, the property enjoys delightful communal gardens, with beautiful sculptures, box-hedging and lawns creating the ideal place to sit and enjoy the sunshine. There is very useful, secure cycle-store and the apartment also comes with one allocated parking space in the secure gated car park.

Outside  
Front and rear private terraces, communal gardens and 1 allocated parking space.

Location  
Leamington Spa

Services  
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](http://www.spaestates.com)

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



























Gross Internal Area = 102 sq m / 1098 sq ft

**TOTAL AREA (INC TERRACES) = 153 SQ M / 1647 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 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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