



## The Town House

Kenilworth Road, Leamington Spa, CV32 5TE

















































## The Town House

A rare opportunity to purchase a very well presented and spacious, first floor 2-bedroom, 2-bathroom regency apartment, with balcony views over Christchurch gardens. Situated on arguably one of the best streets in Leamington Spa and located just a stone's throw from the main Parade and Leamington Spa town centre with a variety of restaurants, boutique shops and parks.

On entering the Town House front door, you're greeted by a grand communal hallway with period coving, skirting boards and architraves. The original staircase basked in natural light then takes you to the first floor and the entrance door to the apartment. A useful vestibule leads to the hallway with doors to all rooms.

The apartment features an enormous open plan living/dining room and kitchen, including fully integrated appliances throughout, original coving, ceiling roses, marble fireplace, high ceilings and triple full-height windows with balcony views over Christchurch gardens.

Stunning herringbone Amtico flooring runs throughout the apartment with new carpets to the bedrooms.

There are 2 double bedrooms off the hallway, the main featuring an en-suite. A well-appointed family bathroom with modern fittings also features.

**ENTRANCE HALL** Ceiling spotlights and doors to bedrooms and bathroom, with further door to:

**DRAWING ROOM / KITCHEN** Three Original full height windows to front aspect, original coving, ceiling roses and fireplace. Fully fitted kitchen with built in appliances.

**BEDROOM ONE** Original style sash window to rear aspect, ceiling light point and radiator. En-suite bathroom.

**BEDROOM TWO** Original style sash windows to rear aspect, built in wardrobe and storage cupboard.

**BATHROOM** Ceiling spotlights, part-tiled walls and floor, heated towel rail and a suite comprising of: low level flush w.c., basin with mixer tap over, and bath with shower.

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

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

**Outside**

One allocated parking space, private communal garden.

**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**

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















Approximate Gross Internal Area = 103 sq m / 1109 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		80 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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