



Connells

Grove Place
Leamington Spa



Property Description

Two double bedroom property, each bedroom with its own en-suite private bathroom.

Featuring a larger than average open plan lounge/kitchen/dining space with integrated appliances.

Originally built in 1911 as a bakery, this Edwardian building has been tastefully converted into one of four contemporarily designed 3-storey town houses, completed in 2019, this property is immaculately presented.

Ground Floor

Entrance Hallway

With stairs rising to the first floor and a door leading to the open plan lounge/kitchen/diner.

Lounge/Kitchen/Diner

33' 7" x 11' 2" (10.24m x 3.40m)

The front door leads directly into the lounge area, a generous sized sliding sash timber double glazed window affronts the room. The house benefits from full underfloor heating to the ground floor, chestnut laminate floor is fitted throughout the space. The fully appointed modern white slab true handleless kitchen stretches across the full width of the room and is equipped with an 80cm black glass Siemens 5-ring touch slide induction hob with extractor above, tower unit with AEG pyrolytic double oven plus a matching combination microwave, integrated Samsung fridge freezer, AEG integrated dishwasher & AEG washer dryer. The kitchen / dining area retains its original and impressive double height vaulted ceiling which is lit by oversized LED industrial lights.

First Floor

Bedroom Two

14' 9" x 8' 8" (4.50m x 2.64m)

This bedroom offers 12.5sq/m of space has a sliding sash timber double glazed window to the front aspect & features a fitted double wardrobe. Heating is provided by a single central heating radiator.

En-Suite Shower Room

Fitted with a low level WC, vanity unit wash basin, 800mm x 1200mm shower cubicle with bi-fold glass door enclosure& electric Triton shower. Centrally heated towel rail. The bathroom has two doors allowing it to be accessed from the landing for shared use, or with this door locked, it becomes configured as a private en-suite to the bedroom.

Second Floor

Bedroom One

15' x 9' (4.57m x 2.74m)

This bedroom offers 12.5sq/m of space, has a large dormer sliding sash timber double glazed window to the front aspect & features a fitted double wardrobe. Heating is provided by a single central heating radiator. Double bed & mattress included.

En-Suite Bathroom

Fitted with a low level WC, vanity unit wash basin, P-shaped bath with glass side screen, overhead Triton thermostatic rain shower. Centrally heated towel rail. The bathroom has two doors allowing it to be accessed from the landing for shared use, or with this door locked, it becomes configured as a private en-suite to the bedroom.

Parking

Non-permit on street parking spaces are available directly opposite the property on a first come first served basis.

Agent's Note

The property is currently tenanted with a monthly rental income of £1,600. The current tenant is due to vacate the property on 26th January 2026





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
 Band: B

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Tenure: Freehold



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