



32 Kenilworth Road

Leamington Spa **CV32 6JE**

Offers Over £250,000

32 Kenilworth Road

This beautifully presented first floor apartment is set within an imposing and charming victorian villa called Randolph House. Positioned to take full advantage of being within strolling distance to the town centre of Leamington Spa together with local parks. Affording an allocated parking bay to the front, together with visitors parking there is also a charming communal walled garden with lawn and seating. Upon entry the tall ceilings and sweeping staircase of the communal entrance leads you up to the door of the apartment. The private entrance hallway gives way to a well proportioned reception room to the front aspect with newly fitted sash window, fresh neutral decor and character tall ceilings. A large opening with sliding doors lead you into the well equipped kitchen. To the rear of the property you will find two bedrooms and modern fitted bathroom. Further benefits include an extremely long lease.

LOCATION

Kenilworth Road lies directly north of central Leamington Spa being within walking distance of all town centre amenities including Leamington's wide array of parks, shops and independent retailers, bars, restaurants and artisan coffee shops. There are excellent local road links available including those out of the town to neighbouring centres including Kenilworth and Warwick with Leamington Spa railway station providing regular commuter rail links to London and Birmingham amongst other destinations.

ON THE GROUND FLOOR

Communal Entrance

This charming communal entrance offers a spacious and welcoming entrance with tall ceilings and sweeping wide stairs up to the first floor.

ON THE FIRST FLOOR

Entrance Hallway

4.78m x 1.52m (15'8" x 4'11")
This welcome and well presented entrance sets the tone for the apartment with a fresh and neutral décor and freshly laid carpets. There is

a loft point within the hallway, an intercom system to the main entrance and doors off to a majority of the rooms within the apartment.

Living / Dining Room

4.28m x 3.67m (14'0" x 12'0")
This well proportioned reception room offers lots of natural light to flood within through the newly fitted sash window to the front aspect. Tall ceilings continue and further character includes a focal fireplace with marble surround and hearth. Sliding doors lead into the well equipped kitchen.

Kitchen

2.99m x 2.52m (9'9" x 8'3")
Having an array of wall and base units topped with complementary work tops that have tiled splash backs together with tiled flooring. This modern kitchen offers a range of integrated appliances including an oven, gas hob and extractor, fridge and freezer, washing machine and dishwasher.

Bedroom One

4.09m x 3.19m (13'5" x 10'5")
This large double bedroom, continuing with tall ceilings, is located to the rear of the property and offers a well proportioned space.

Bedroom Two

2.99m x 2.16m (9'9" x 7'1")
A good sized second bedroom that is currently being used as a home office but also has a pull out sofa bed for friends and family.

Bathroom

2.35m x 1.85m (7'8" x 6'0")
This well presented modern fitted bathroom offers tiled splash backs and flooring with a white suite including a bath with shower over, wash hand basin and low level flush wc. There is also a chrome heated towel rail.

OUTSIDE

Front

To the front there is clearly marked out parking bays for all residents within the building together with bin store and visitors parking. To the side the lane leads you to the communal gardens.

Rear

The communal gardens are located to the end of the lane and offer a couple of seated and usable areas including a pebbled area and a walled lawn area with seating.

Features

Victorian Conversion
First Floor Apartment
Town Centre Location
Immaculately Presented Throughout
Well Proportioned Reception Room
Two Bedrooms
Allocated Parking
Communal Gardens
Long Lease Length





Floorplan

First Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



Total area: approx. 55.5 sq. metres (597.6 sq. feet)

General Information

Tenure

Leasehold - Share of Freehold

Services

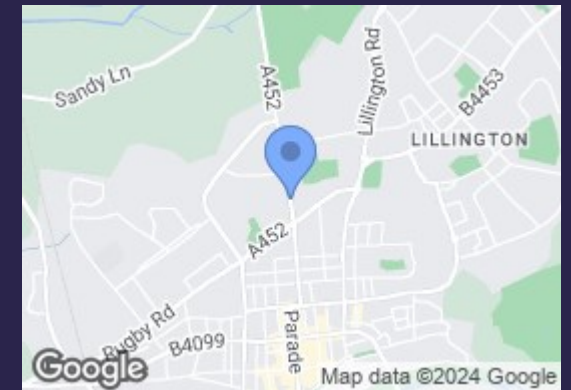
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com