



Kilworth House
Windsor Street | Leamington Spa | Warwickshire | CV32 5EB

STEP INSIDE

Kilworth House

A rare opportunity to acquire a purpose-built freehold block of 10 apartments in the town centre of Royal Leamington Spa. All apartments have tenancies with a combined revenue of £7,355 pcm (annual income of £88,260). Gross Initial Yield 5.35%. The accommodation is arranged over 3 storeys with 4 apartments on the ground and first floor with a further 2 apartments on the second floor. The 2 rear ground floor apartments have private courtyard gardens.

Kilworth House was constructed in 1998 as a purpose-built block of apartments. There are 10 apartments in total, 9 of which have 1 bedroom and 1 with 2 bedrooms. In total the footprint of the building is over 4,100 sq ft.

There is an opportunity to renovate and increase the revenue for each of the apartments as although functional and well maintained the fittings and finish internally are dated and would benefit from an overhaul. Upon request Fine & Country in conjunction with Leaders the management agents can supply financial records for the management of each of the apartments.

Monthly income £7,355

Total = 392.16 sq m / 4113 sq ft

Schedule

Flat No.	Accommodation	Terms of Tenancy	Rent (pcm)	
Flat 1	1 bedroom	12 month AST from 15.10.21	£700	
Flat 2	1 bedroom	12 month AST from 08.12.21	£770	
Flat 3	1 bedroom	12 month AST from 06.07.21 (renewal)*	£600	
Flat 4	1 bedroom	6 month AST from 01.02.22	£715	
Flat 5	1 bedroom	6 month AST from 12.12.18	£745	
Flat 6	1 bedroom	12 month AST from 08.09.21	£700	
Flat 7	1 bedroom	12 month AST from 06.07.22 (renewal)	£780	
Flat 8	1 bedroom	12 month AST from 17.06.22 (renewal)	£795	
Flat 9	1 bedroom	12 month AST from 17.09.21	£675	
Flat 10	2 bedroom	9 month AST from 09.03.21	£875	
			Rent pcm	£7,355
			Rent pa	£88,260

*Note Fine & Country have not had visibility of the original tenancy agreement dating from 2004, assumed to be an AST

Apartment 1

31.33 sq m / 337 sq ft

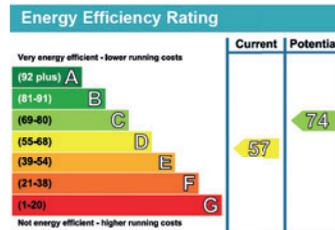
Monthly rent £700pcm

Commencement date: 15th October 2021



Apartment 1

Approximate Gross Internal Area
Apartment 1 = 31.33 sq m / 337 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

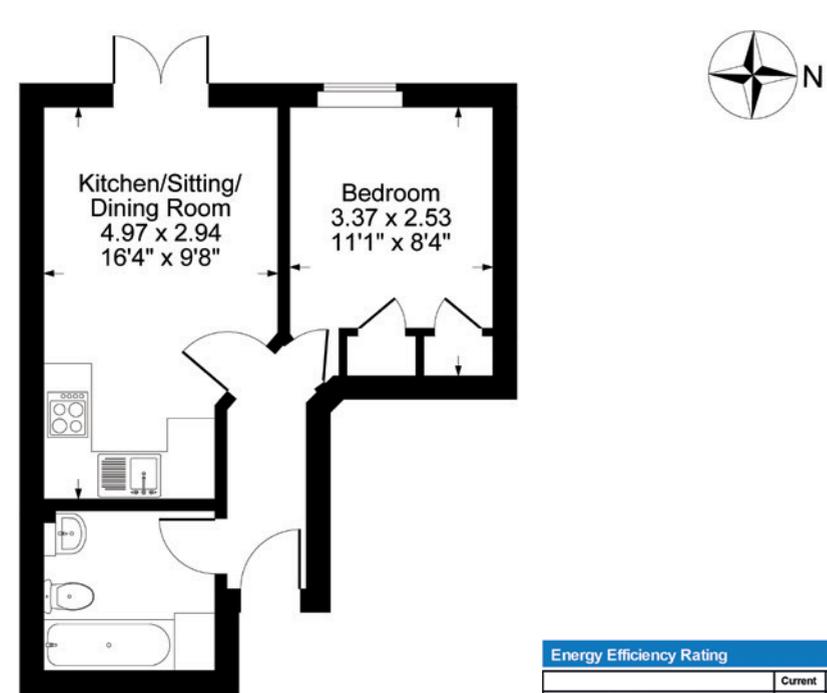


Apartment 2

30.35 sq m / 327 sq ft

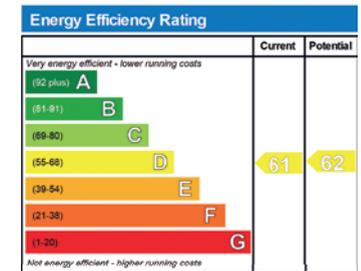
Monthly rent £770pcm

Commencement date: 8th December 2021



Apartment 2

Approximate Gross Internal Area
Apartment 2 = 30.35 sq m / 327 sq ft
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measurements are approximate, not to scale.

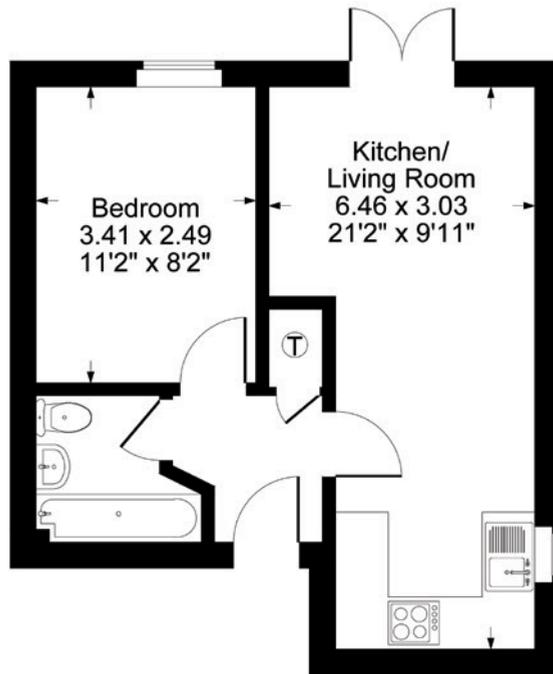


Apartment 3

32.49 sq m / 350 sq ft

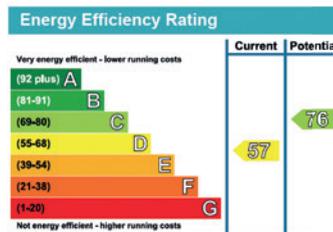
Monthly rent £600pcm

Commencement date 6th July 2021



Apartment 3

Approximate Gross Internal Area
Apartment 3 = 32.49 sq m / 350 sq ft
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Apartment 4

29.28 sq m / 315 sq ft

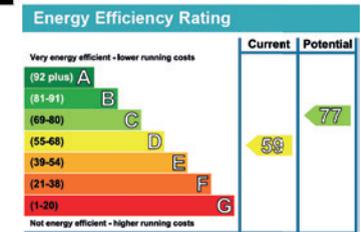
Monthly rent £715pcm

Commencement date: 1st February 2022



Apartment 4

Approximate Gross Internal Area
Apartment 4 = 29.28 sq m / 315 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

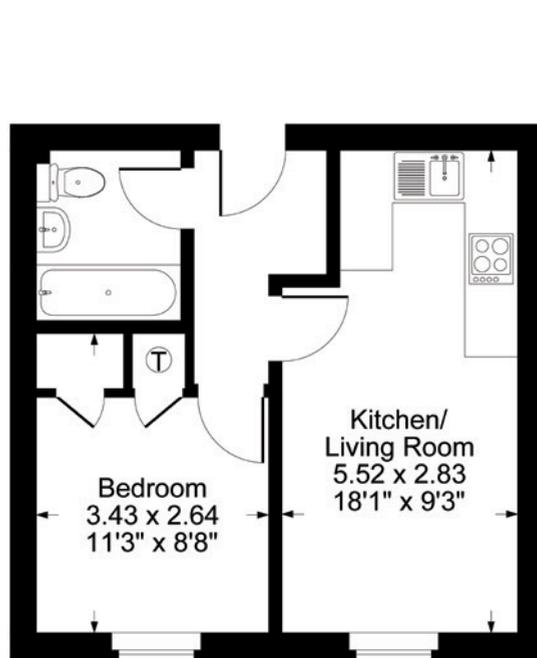


Apartment 5

31.33 sq m / 337 sq ft

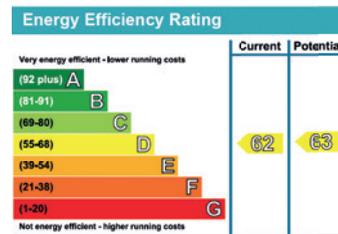
Monthly rent £745pcm

Commencement date: 12th December 2018



Apartment 5

Approximate Gross Internal Area
Apartment 5 = 31.33 sq m / 337 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

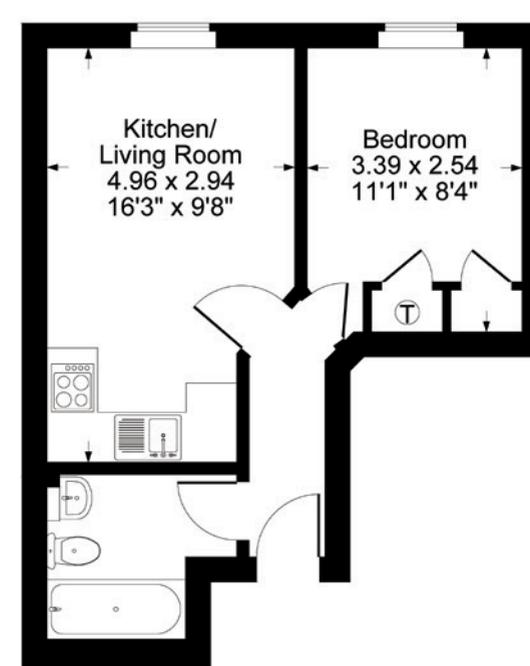


Apartment 6

29.74 sq m / 320 sq ft

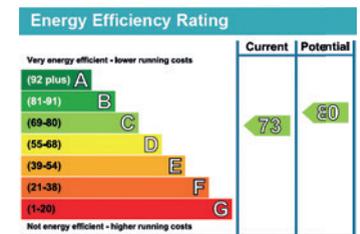
Monthly rent £700pcm

Commencement date: 8th September 2021



Apartment 6

Approximate Gross Internal Area
Apartment 6 = 29.74 sq m / 320 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

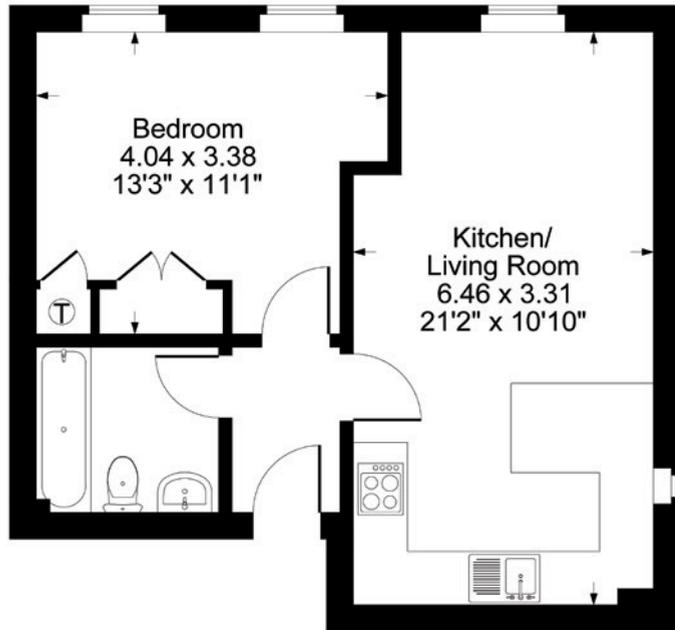


Apartment 7

40.26 sq m / 433 sq ft

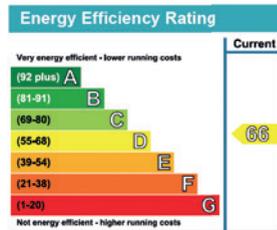
Monthly rent £780pcm

Commencement date: 6th July 2022



Apartment 7

Approximate Gross Internal Area
Apartment 7 = 40.26 sq m / 433 sq ft
Illustration for identification purposes only,
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Apartment 8

36.23 sq m / 390 sq ft

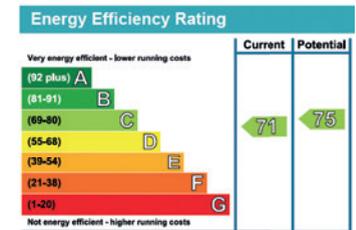
Monthly rent £795pcm

Commencement date: 17th June 2022



Apartment 8

Approximate Gross Internal Area
Apartment 8 = 36.23 sq m / 390 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

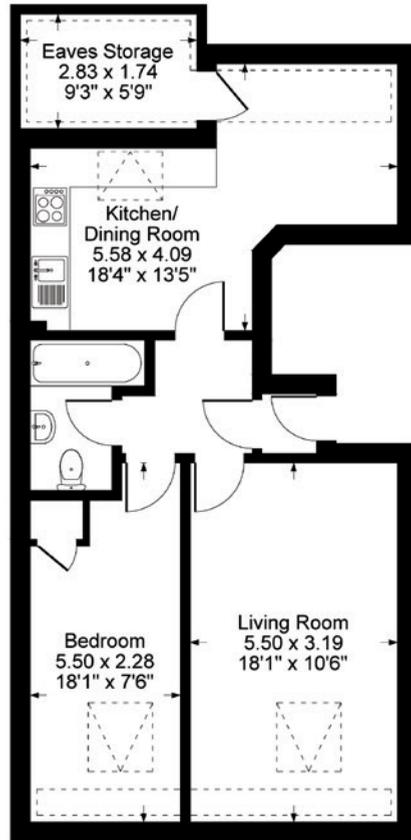


Apartment 9

54.23 sq m / 584 sq ft

Monthly rent £675pcm

Commencement date: 17th September 2021



Apartment 9

Approximate Gross Internal Area
Apartment 9 = 54.23 sq m / 584 sq ft
Illustration for identification purposes only,
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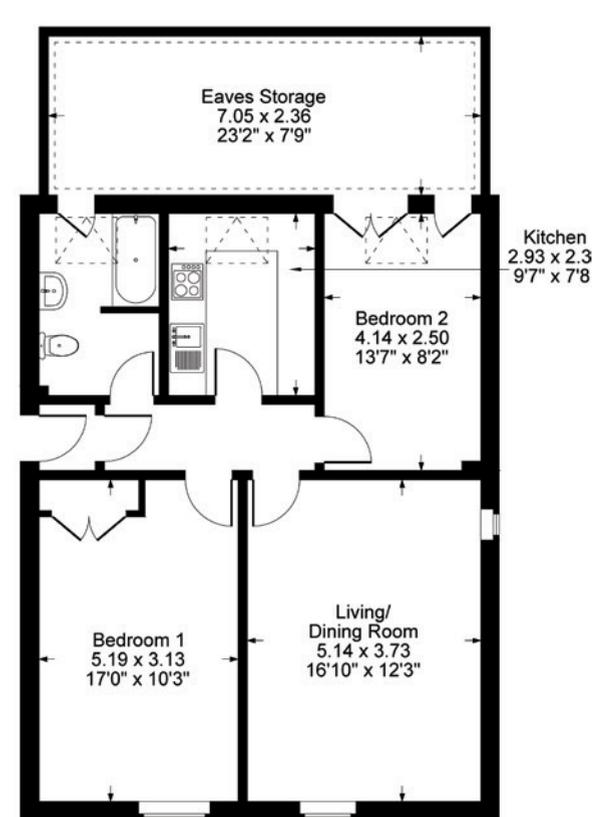
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Apartment 10

66.92 sq m / 720 sq ft

Monthly rent £875pcm

Commencement date: 9th March 2021



Apartment 10

Approximate Gross Internal Area
Apartment 10 = 66.92 sq m / 720 sq ft
Illustration for identification purposes only,
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



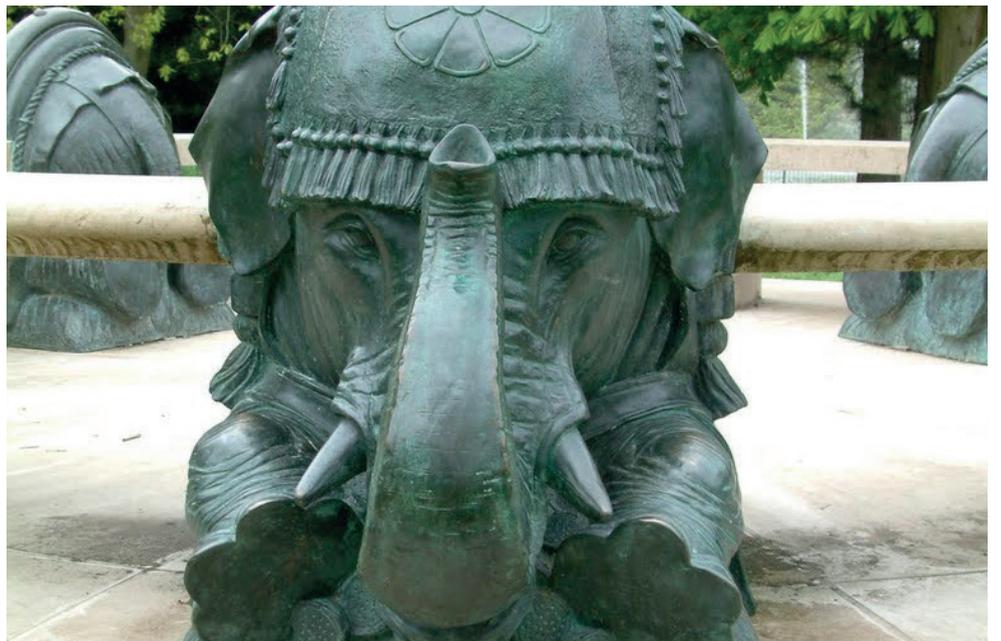
LOCATION

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 nineteenth-century planning can still be found in and around the town.

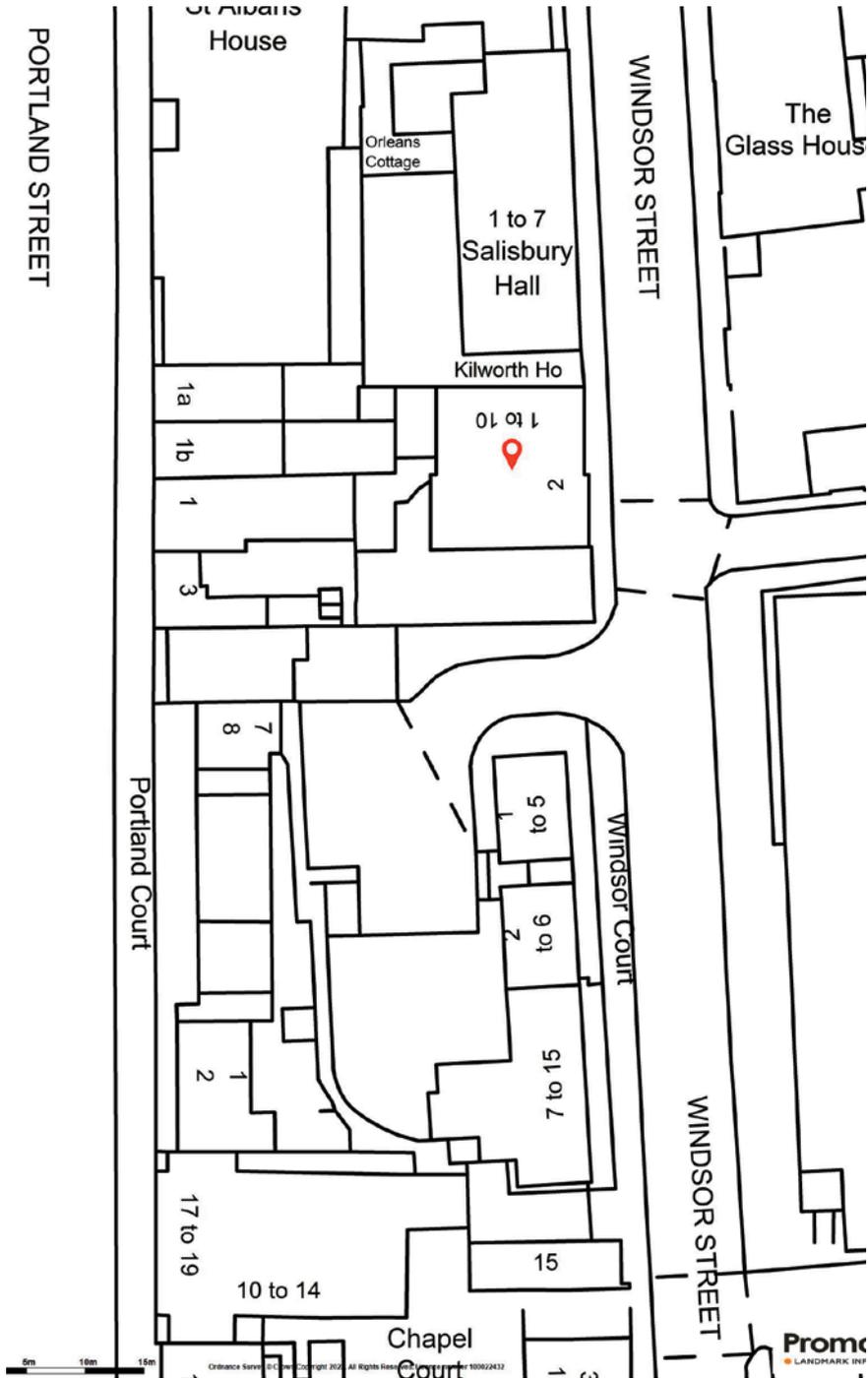
In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. A 2018 Rightmove survey recognised Leamington Spa as the happiest place to live in the UK. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments.

Windsor Street is right in the heart of Leamington Spa town centre with a great choice of high street and boutique shops, restaurants, cafes, and bars, offering a unique shopping, dining, and cultural experience. Just a short walk away is Leamington railway station with fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Leamington Spa is also just seven miles from the world-famous Warwick University.



PORTLAND STREET



Services

We believe that mains electric, water and waste are connected to the property and each individual apartment.

Local Authority

Warwick District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

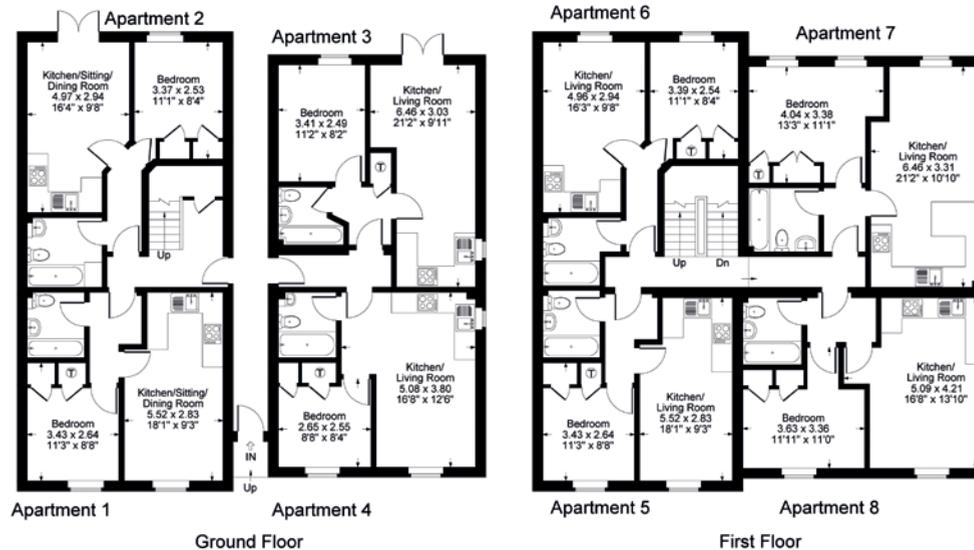
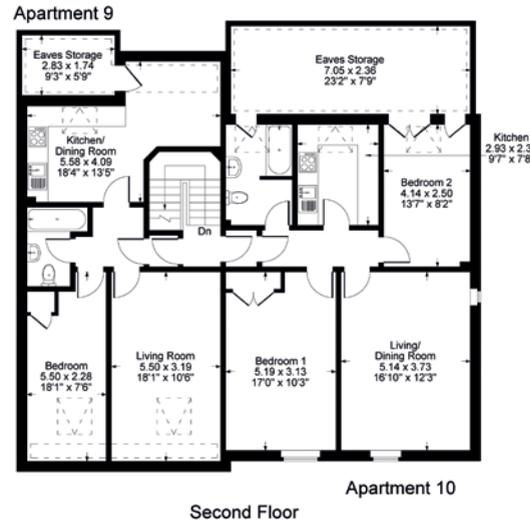
Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

Directions

You can find the property by clicking the link below.
<https://what3words.com/grapes.thus.codes>

Approximate Gross Internal Area
 Apartment 1 = 31.33 sq m / 337 sq ft
 Apartment 2 = 30.37 sq m / 327 sq ft
 Apartment 3 = 32.51 sq m / 350 sq ft
 Apartment 4 = 29.28 sq m / 315 sq ft
 Apartment 5 = 31.33 sq m / 337 sq ft
 Apartment 6 = 29.72 sq m / 320 sq ft
 Apartment 7 = 40.22 sq m / 433 sq ft
 Apartment 8 = 36.23 sq m / 390 sq ft
 Apartment 9 = 64.25 sq m / 584 sq ft
 Apartment 10 = 66.92 sq m / 720 sq ft
 Total = 392.16 sq m / 4113 sq ft

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JONATHAN HANDFORD

MANAGING DIRECTOR

follow Fine & Country Leamington Spa on



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