



Apartment 5, Mayfields  
39 Newbold Terrace East | Leamington Spa | CV32 4EY

# STEP INSIDE

## Apartment 5, Mayfields

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Apartment 5, Mayfields is a superb top floor apartment in North Leamington, a few minutes from the town's shops, bars and restaurants. The apartment has lovely views, and Newbold Comyn and its facilities are close by, as well as the beautiful Jephson Gardens. The apartment is split level and has a large open plan kitchen, living and dining room as well as three bedrooms and two bathrooms. The apartment also has private parking. The property is being offered for sale with no chain.

### First floor

Upon entering the apartment steps lead up from the hallway to a lovely open plan kitchen, lounge, and dining area full of character and charm with oak flooring, high ceilings and large windows offering lovely views over the surrounding green spaces and the town beyond. The contemporary kitchen by Caple has a double oven and integrated appliances including a dishwasher and fridge/freezer.

Two bedrooms and a bathroom, with bath and separate shower cubicle, completes the accommodation on this floor.

### Second Floor

Stairs lead up to the third generously sized loft-style bedroom with its own en-suite featuring a sunken bath and separate shower.

### Outside

The property benefits from private parking for one vehicle at the rear of the property and Residents' parking at the front.















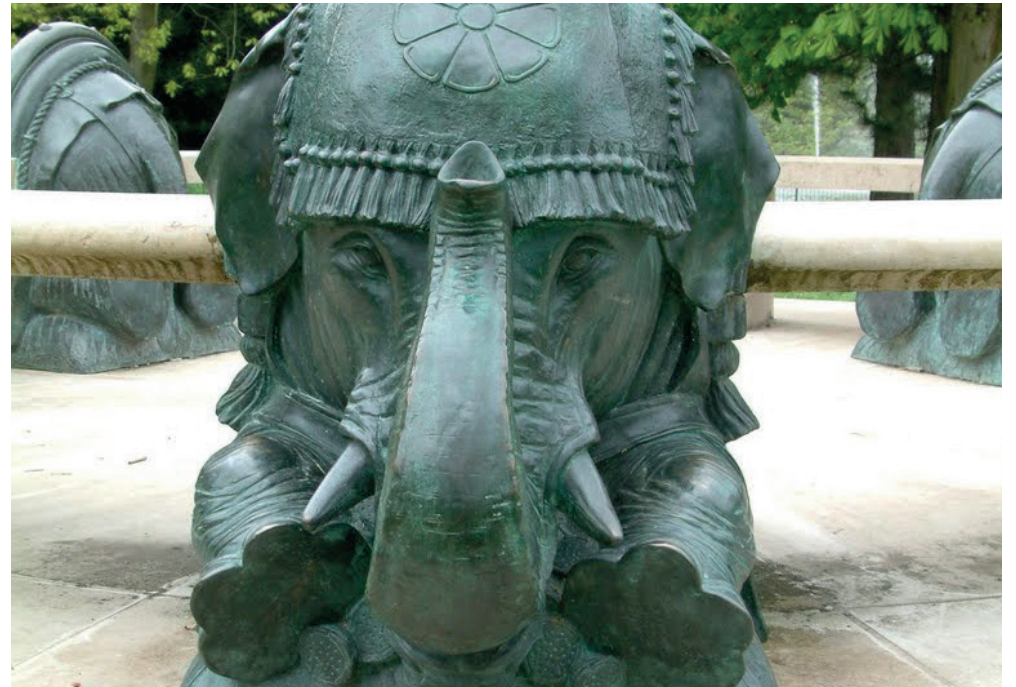
# LOCATION

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In March 2023 the historic town of Leamington Spa was once again listed as one of the top ten best places to live in the UK by the Times national newspaper. 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.

As a previous Britain in Bloom winner, the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn. 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. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes. Birmingham International Airport is less than 20 miles away.







**Services**

Mains water, electricity, gas and drainage are understood to be connected to the property.

**Leasehold:** 999 years from 29th September 1980.

The service charge for this property is £120 a month.

**Local Authority**

Warwick District Council, Council tax band C

**Viewing Arrangements**

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

**Website**

For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

**Opening Hours:**

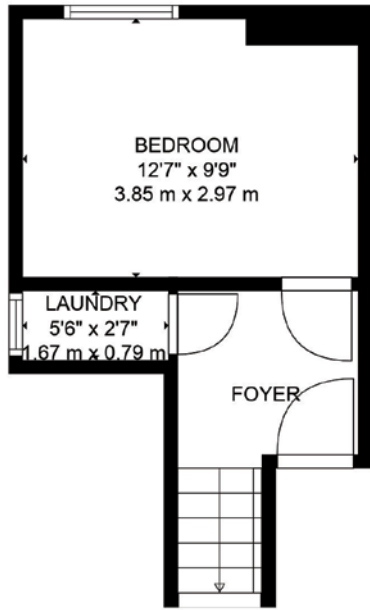
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

**Directions**

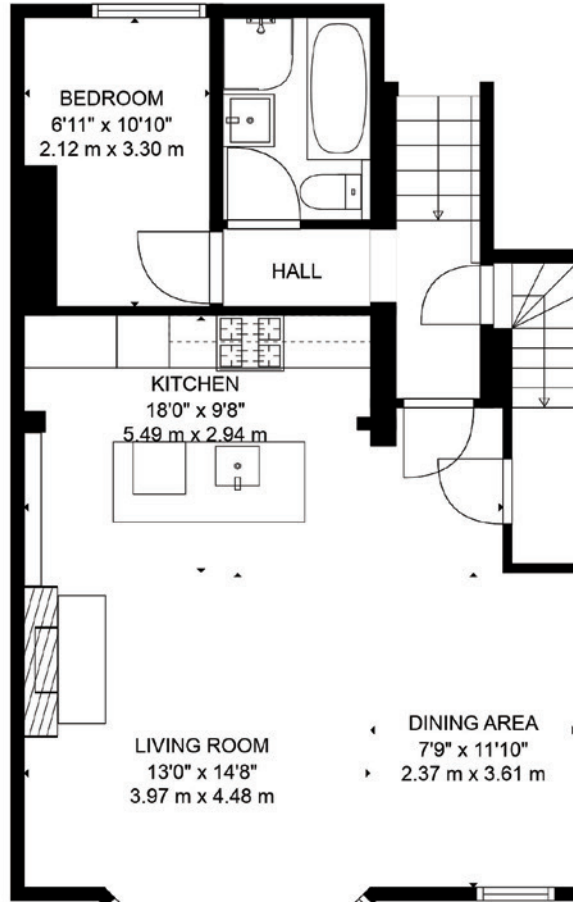
If coming down The Parade towards The Pump Rooms turn left onto Newbold Terrace and past Jephson Gardens. At the traffic lights at the junction with Willes Road continue onto Newbold Terrace East and the property can be found further up the road on the left-hand side.

**What3Words** - [www.what3words.com///forced.rises.trend](http://www.what3words.com///forced.rises.trend)

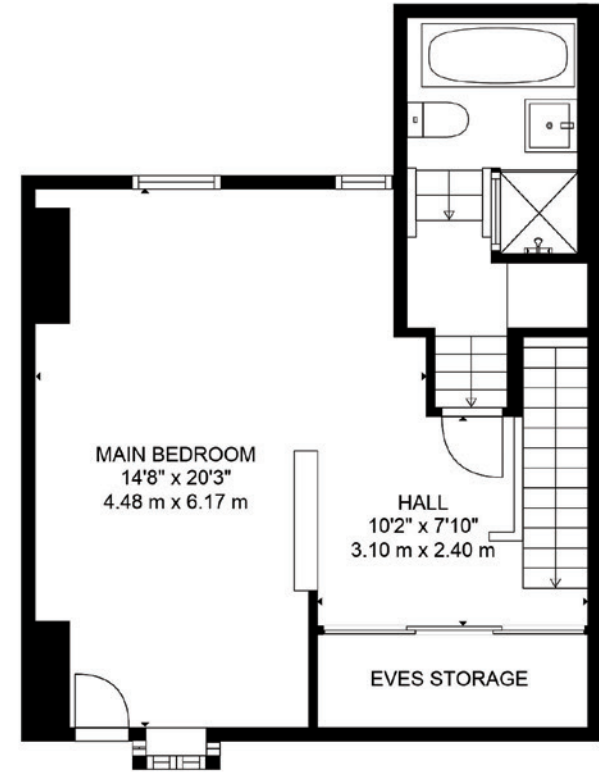




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 203 sq. ft, 19 m2, FLOOR 2: 655 sq. ft, 61 m2, FLOOR 3: 380 sq. ft, 35 m2  
 EXCLUDED AREAS: EVES STORAGE: 36 sq. ft, 3 m2, LOW CEILING: 53 sq. ft, 4 m2  
 TOTAL: 1238 sq. ft, 115 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

£420,000



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 numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 13.07.2023





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*follow Fine & Country Leamington Spa on*



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