



Flat 3, 20 Leam Terrace  
Leamington Spa | Warwickshire | CV31 1BB



# STEP INSIDE

## Flat 3, 20 Leam Terrace

A rare opportunity to acquire a fantastic two double bedroom apartment located on the highly desirable Leam Terrace. Offering secure parking for two vehicles and a garden, this property must be seen to be appreciated. Forming part of a period conversion, this duplex apartment has a spacious kitchen diner/family room, two further reception rooms and two bathrooms, offered with no chain.

### Ground floor

Set back from the street through a gated pillared entrance is a handsome villa, steps up take you into a grand entrance hall. At the rear you will find the door to flat three. On entering the apartment you will find a shower room to your left alongside bedroom two which is light and airy with fitted wardrobes. Adjacent to bedroom two is bedroom one; another double bedroom with fitted wardrobes and an en-suite bathroom holding, bath, shower cubicle, sink, and toilet.

Continuing down the hallway on the left-hand side is a fully fitted kitchen area which has plenty of storage and room for a good sized dining table. To the right of this light and airy room is a sitting area with bi-folding doors onto the fantastic garden and access to the secure gated carpark.

### Lower ground floor

From the hallway on the ground floor steps down give you access to the lower ground floor. Here you will find more fantastic living space; there is a utility/laundry area with good storage and a study room. There is also a great family room which can be used for various uses such as a games room, home office or gym.



























# LEAMINGTON SPA

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Leam Terrace is one of Leamington's most desirable roads, lined with stunning villa's it is located only a few minutes walking distance to the town centre and train station but also the Jephson Gardens, Newbold Comyn Park & Nature Reserve and open Countryside.

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. 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.

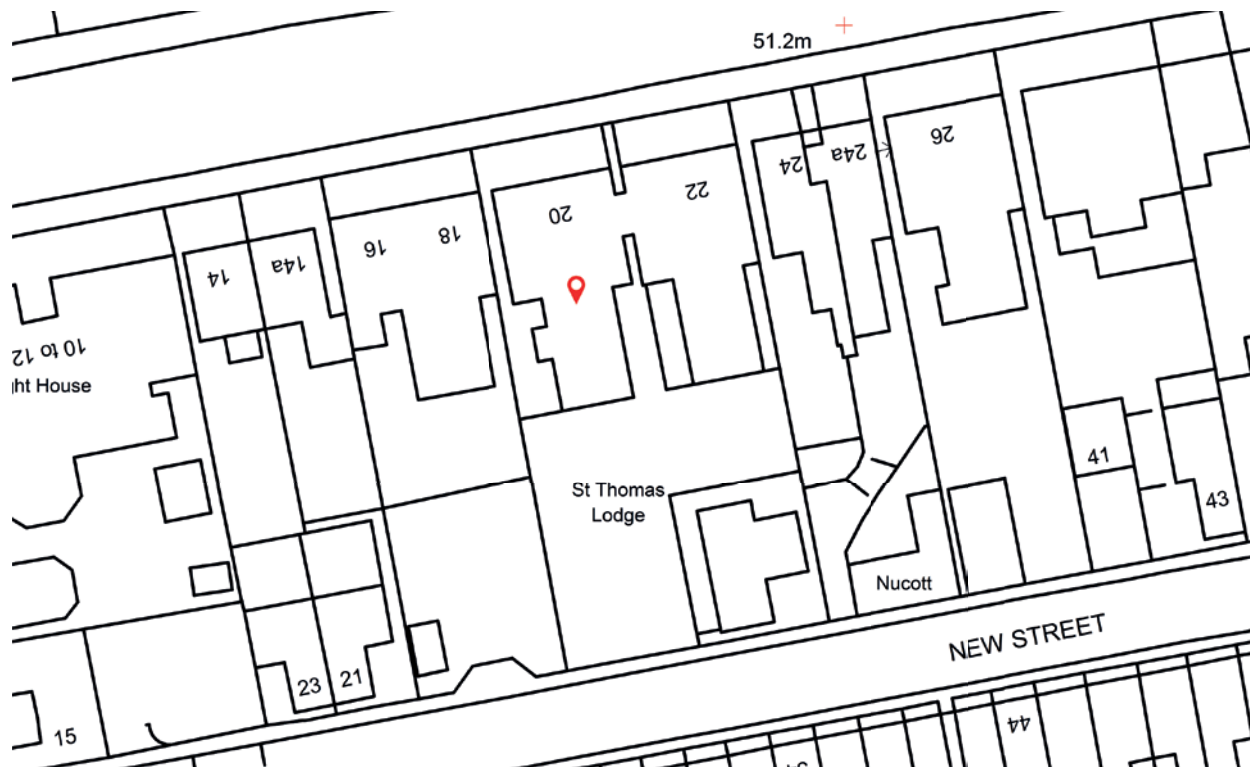
The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, 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.









# STEP OUTSIDE

## Flat 3, 20 Leam Terrace

### Services

The property is believed to be connected to mains gas, electricity, water and drainage.

### Tenure

Leasehold with share of freehold  
Annual service charge of £1,800.

### Local Authority

Warwick District Council  
Council Tax band D

### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

### Website

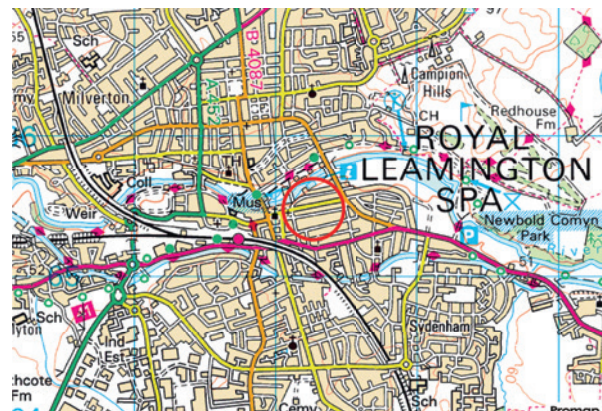
For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

### Opening Hours:

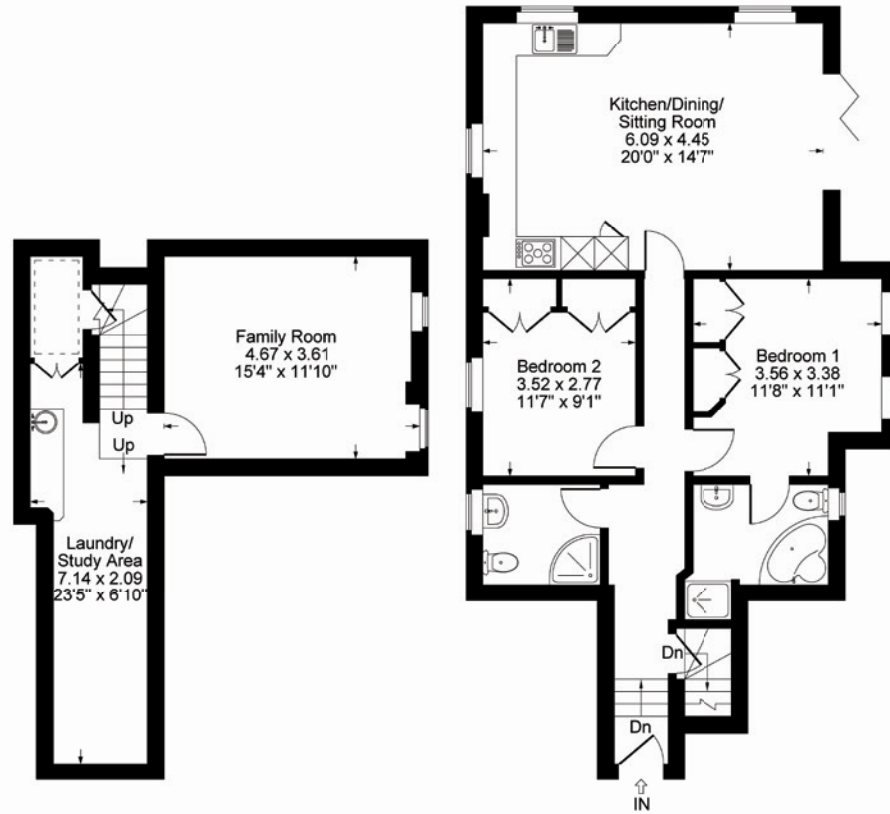
Monday to Friday	9.00 am - 5.30 pm.
Saturday	9.00 am - 4.30 pm.
Sunday	By appointment only

### Directions

From the Parade head south over the mini roundabout take the second left onto Priory Terrace, continue left onto Leam Terrace. Continue for a short distance and the property will be on your left.







Lower Ground Floor

Ground Floor

Approximate Gross Internal Area = 103.50 sq m / 1114 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		
55-68	D	57   D	74   C
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 numbers listed on the brochure. Copyright © 2023 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, 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 05.01.2023







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*follow Fine & Country Leamington Spa on*



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