



Apartment 1, Newbold House
The Royal Terrace | 23 Newbold Terrace | Leamington Spa | CV32 4EG

STEP INSIDE

Apartment 1, Newbold House

An exceptionally rare opportunity to acquire a stunning and spacious, high-specification two-bedroom apartment forming part of the beautiful and unique Grade II Listed Jephson Mansions also known as the Royal Terrace on Newbold Terrace which overlooks the wonderful Jephson Gardens. The property is only a short walk to the town centre and train station and has the rare benefit of secure gated parking for one car, beautiful and private communal gardens, and a private courtyard garden to the front, this property must be seen to be appreciated.

Entering through a lockable cast iron gate on Newbold Terrace and down steps into the courtyard garden you gain access through your own private door to this spacious home forming part of this impressive Regency Mansion which has been converted by the renowned award-winning developer Tag Urban properties. Flavel house was once home to the famous Leamington Iron – founder and businessman Sidney Flavel who resided at the property between 1861 & 1892. The pillars are the Doric columns from the old Bath Street post office which were famously purchased by Sidney Flavel who erected them in 1870. Most of the exterior architectural splendour can still be appreciated today having been sympathetically restored combining sleek, contemporary fixtures and fittings which offer the very best of modern-day luxury living.

A light and airy entrance hall gives access to the spacious living accommodation set across the lower ground floor of this impressive building. To the left at the front of the property is the large main bedroom offering built-in floor-to-ceiling mirrored wardrobes spanning the width of the room and two large sash windows allowing an abundance of light to flow into this impressive room.

Continuing down the hallway you will find a stunning and well-proportioned bathroom offering a double shower cubicle, separate bath, sink, and toilet.

Next to the bathroom, you will find bedroom two; large enough to hold a double bed. At the end of the hallway, you will find an extremely generous, light, and airy living space offering a sleek, white, modern kitchen with black granite worktops along the back wall, leaving plenty of space to dine, relax, and entertain. Two large sash windows allow a myriad of light to flow into this fabulous and expansive living space.

Outside

Accessed through electric wrought iron gates at the side of the terrace you will find the unusual benefit of secure parking for one car and the delightful communal gardens which are beautifully landscaped and feature lighting and useful cycle storage. To the front of the property is your private entrance accessed by a lockable wrought iron gate and across your own delightful private courtyard garden.













LOCATION

Newbold Terrace is one of Royal Leamington Spa's most desirable addresses it is opposite to and has easy access to the town's magnificent Jephson Gardens. This Victorian park has a tropical, botanical greenhouse, "The Glass House"; there is a restaurant in the park, a lake, fountains, and statues and it runs alongside the River Leam. There is also a small coffee shop in the park. The Newbold Comyn 300-acre country park is also just across the road.

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.







Services

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

EPC: C

Council Tax Band: TBC

Local Authority - Warwick District Council

Share of freehold leasehold 999 years from 2019. There is an annual service charge of around £3,000.

Website

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

Opening Hours:

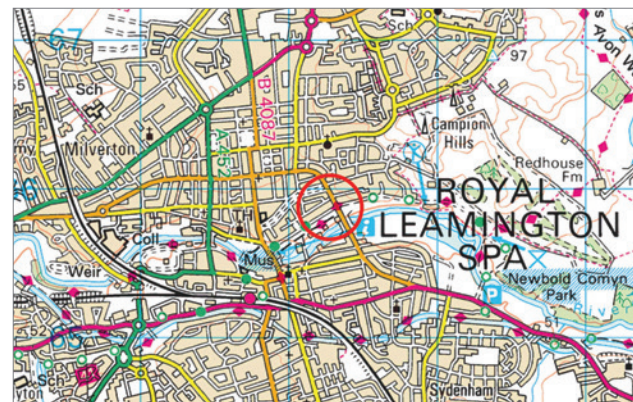
Monday to Friday 9.00 am - 5.30 pm

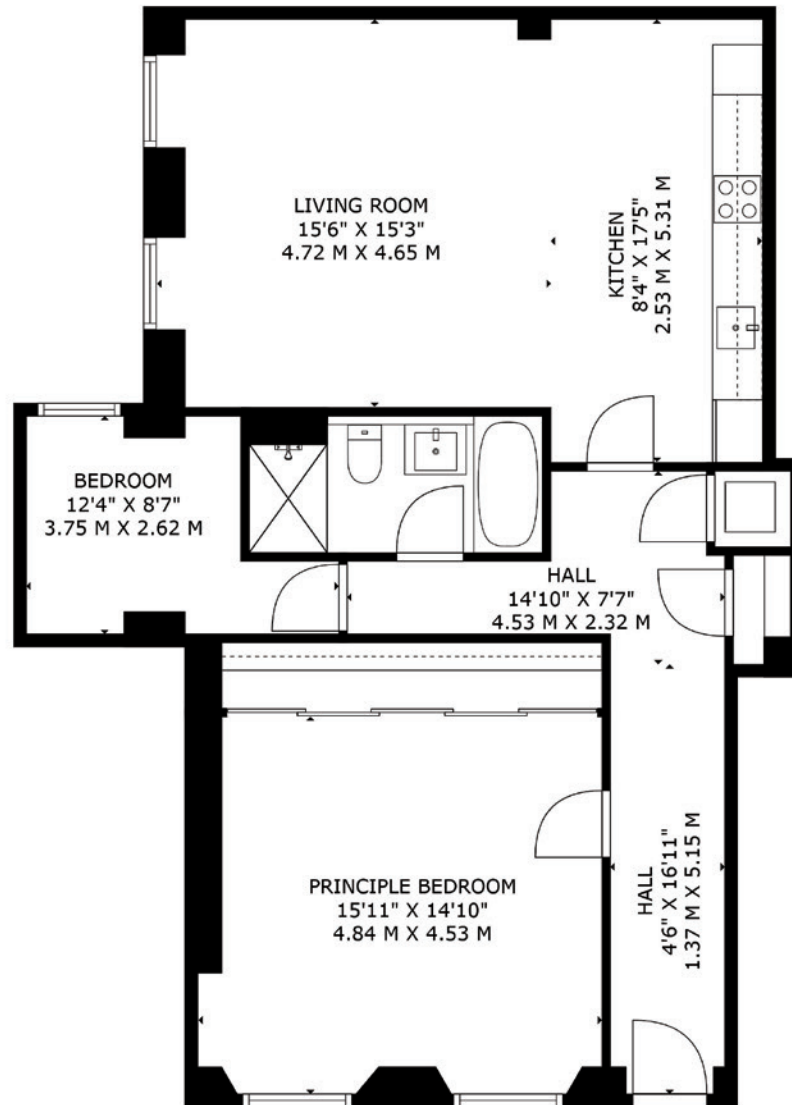
Saturday 9.00 am - 4.30 pm.

Sunday By appointment only.

Directions

From the Parade head south, turn left at the first roundabout onto Newbold Terrace. The Royal Terrace is at the end on the left.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 985 sq. ft, 92 m2
GROUND FLOOR: 985 sq. ft, 92 m2
 Sizes And Dimensions Are Approximate, Actual May Vary.



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 26.01.2024





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