



2 Bedford Street Lofts  
46 - 48 Bedford Street | Leamington Spa | Warwickshire | CV32 5DT

FINE & COUNTRY

# STEP INSIDE

## 2 Bedford Street Lofts

2 Bedford Street Lofts is a very private, stunning, and unique property located in the very centre of Leamington Spa, less than 10 minutes from the station.

Inside this beautiful home, you will find three very large double bedrooms with savoy en-suite bathrooms and an expansive living space featuring vaulted ceilings, which could be separated or zoned to provide additional individual rooms if preferred.

Exposed steel beams, Leamington brick, and recycled timbers, complimented by contemporary steel staircases, polished concrete floors, and brass fittings, boast a real wow factor throughout this amazing home.

The main entrance is hidden behind a very unassuming doorway that leads to a large private courtyard with an original exposed roof structure and feature lighting.

Part of a converted former print works, with many original features dating back to the late 1800s, this once-industrial building sits East/West and benefits from many skylights flooding the spaces with natural daylight. Double and treble-height ceilings have been retained to give an enormous sense of space.

### Ground floor accommodation

You enter number 2 through an imposing 60-foot /17m private hallway with an entirely glazed ceiling and enough space for a home office.

The main open plan double-height living/dining area includes two secluded 'winter gardens', accessed through Crittall style doors, and a large Siematic kitchen with fitted Siemens and Miele appliances. Low-energy lighting has been designed to highlight the brickwork and steels.

Two large double bedrooms with en-suites, a separate WC, and a utility room are also on the ground floor. Underfloor heating has been installed throughout.









### First floor

On the first floor there is a generous sized double bedroom which benefits from a vaulted glazed ceiling and en-suite bathroom. Recycled roof timbers have been used for the flooring and cast iron radiators for heating. The whole space is accessed via a modern steel staircase and can be securely shut off from the rest of the property.







### Outside

There are three private areas to enjoy, all accessed from the property. Plus, plenty of secure storage space with an area for motorbikes and bicycles, and an additional 145 sq ft / 13 sq m basement with potential for converting into either a large wine cellar, gym/sauna or games room.

Parking for up to 3 vehicles is available nearby within zone LO. Electric charging is available in nearby St Peters multi-storey car park.

This is a rare opportunity to acquire one of Leamington Spa's most stunning and unique properties with access to over 5,100 sq ft / 481 sq m of space.

Having not been on the market for almost 10 years this is a chance to live in a truly 'one of a kind' home. To avoid disappointment please call to arrange a viewing at your earliest convenience.



# LOCATION

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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.

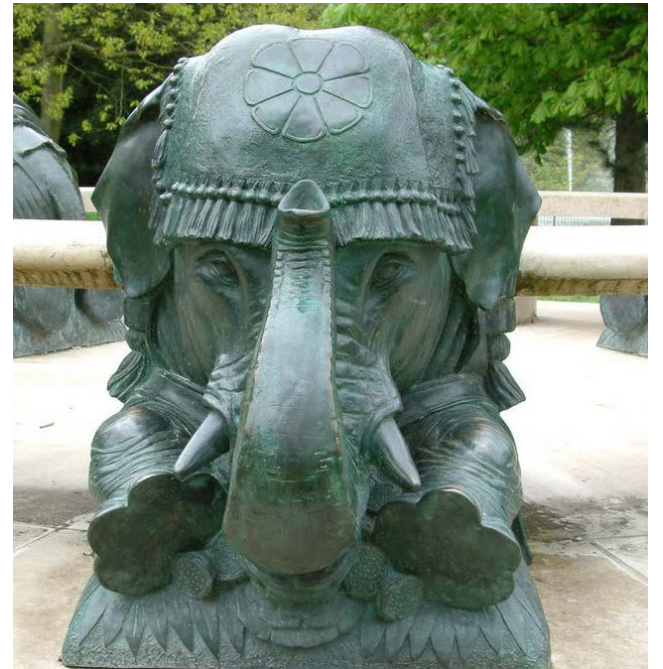
After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors.

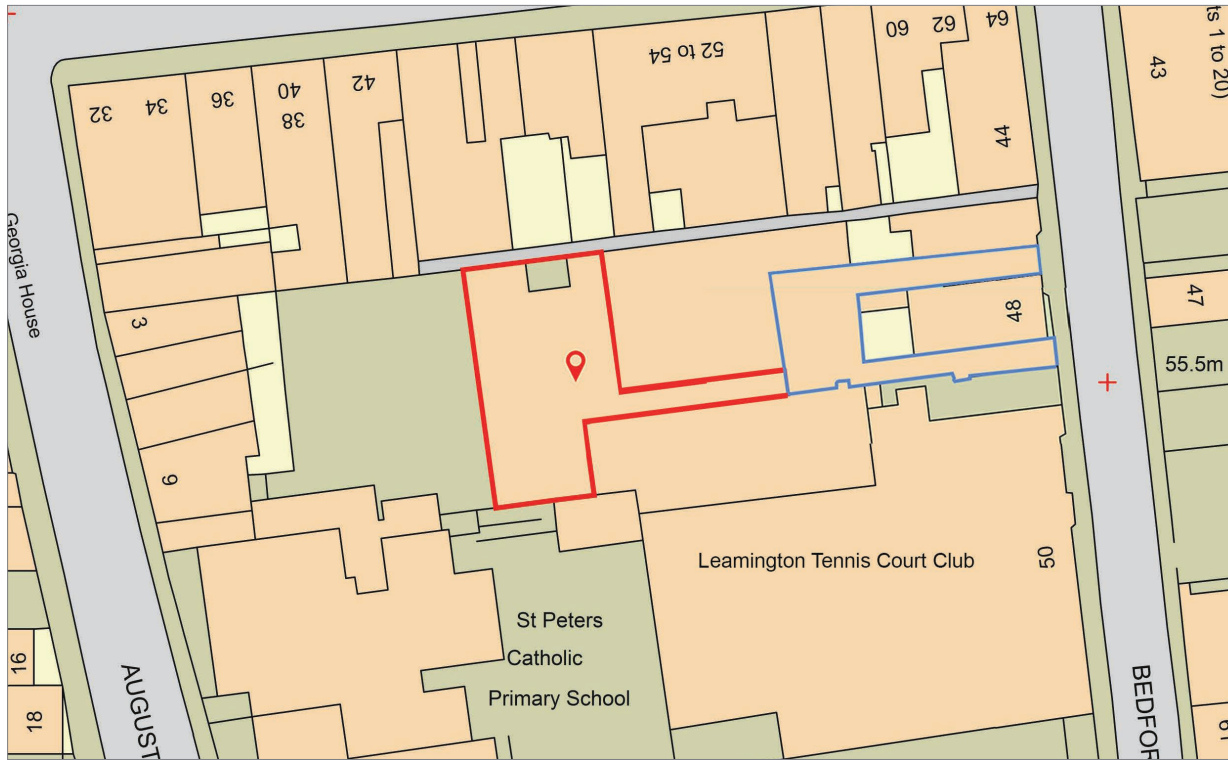
The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park,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









### Upgrades

The property benefits from separate Hikvision CCTV, HKC alarm and Siedle video entry, plus a direct main fed fire sprinkler system.

### Services and property information

All main services are believed to be connected including mains water electricity, gas & drainage.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability - FTTC Superfast Fibre Broadband connection available with maximum download speeds of 80 Mbps and maximum upload speeds of 20 Mbps. We advise you to check with your provider.

Property Notes - There is a £20 monthly contribution towards the maintenance and lighting of shared areas. There are also annual accounting fees for the Management Company accounts.

Local Authority - Warwick District Council

Tenure: Freehold | EPC: C | Tax Band: F

### Directions

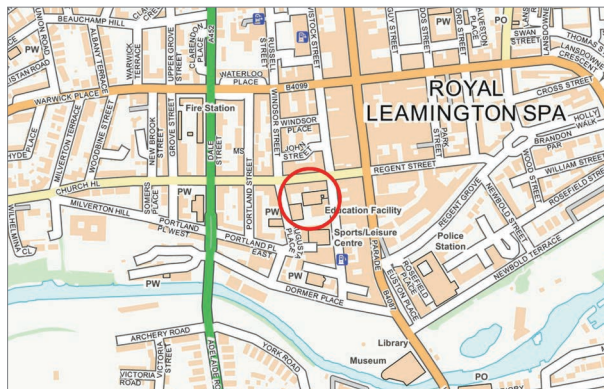
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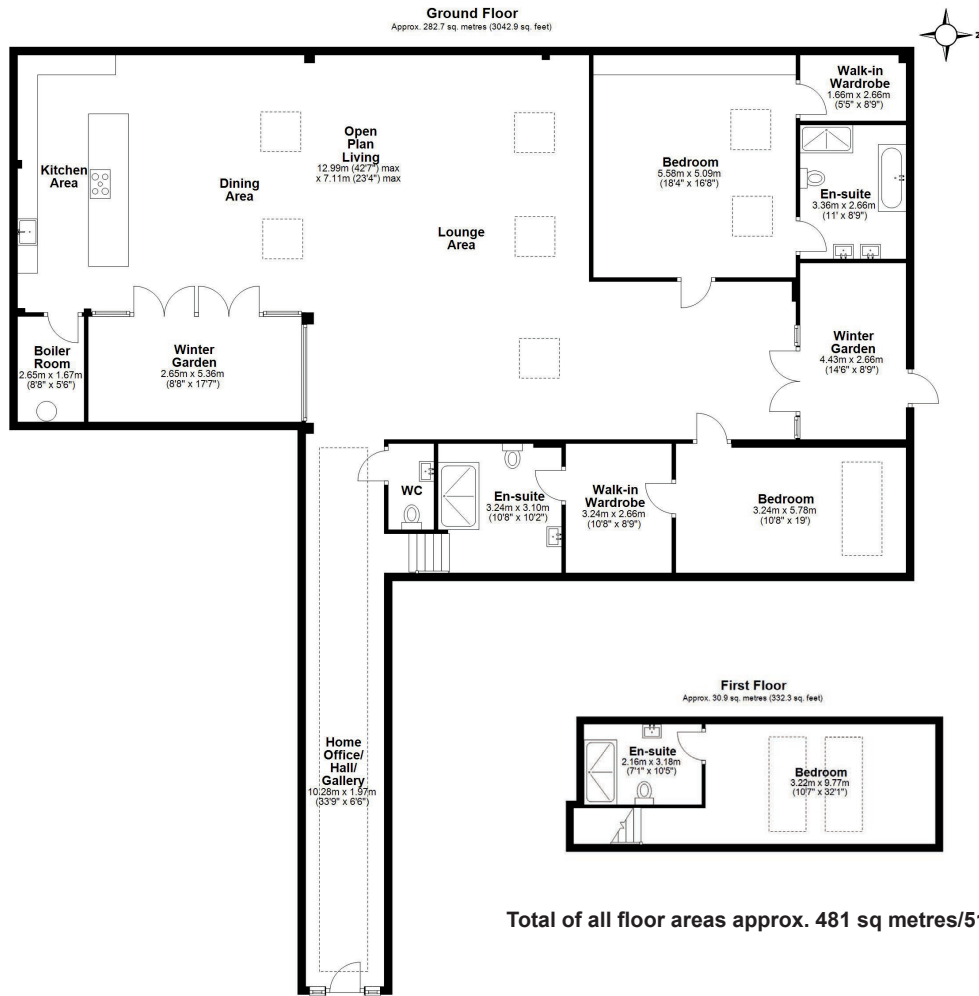
### Viewing Arrangements

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

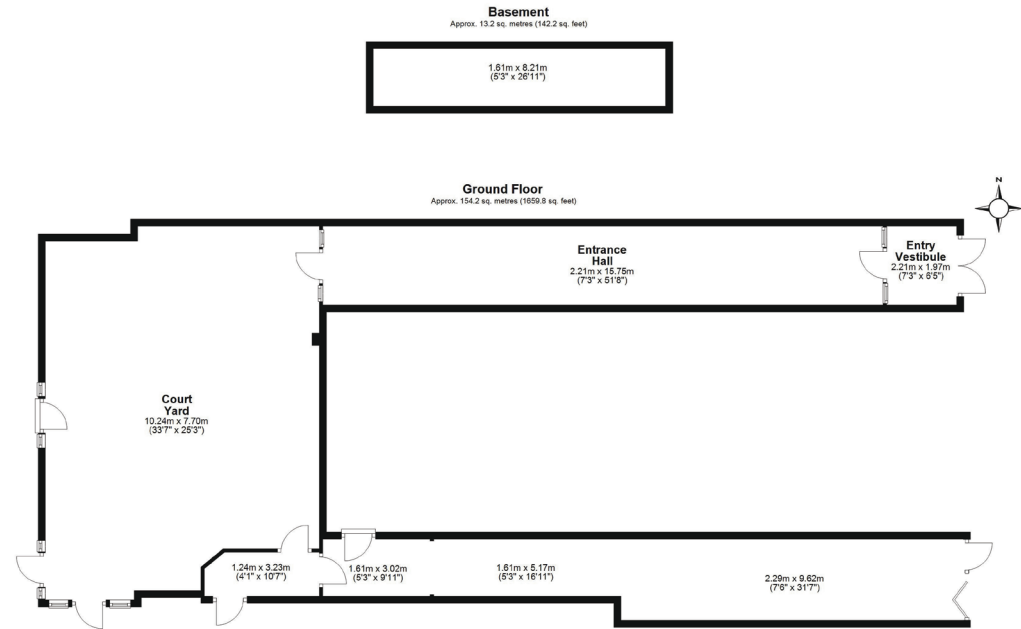
### Website

For more information visit <https://www.fineandcountry.com/uk/leamington-spa>





Total of all floor areas approx. 481 sq metres/5177.44 sq ft



Total area: approx. 167.4 sq. metres (1802.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£1,750,000



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. 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 03.07.2024





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*follow Fine & Country Leamington Spa on*



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