



26, The Old Library
Avenue Road | Leamington Spa | Warwickshire | CV31 3PS

STEP INSIDE

26, The Old Library

Apartment 26, The Old Library is a stunning two bedroom duplex apartment full of character and charm, in one of Leamington Spa's landmark buildings. Dating from the early 1900s, this Grade II Listed former library and art gallery has been converted to a very high specification by the renowned developers, Tag Urban Developments, whilst retaining many period features. Perfectly located in Leamington town centre close to Victoria Park and the train station, this property offers a fantastic lifestyle..

Step inside

Arriving through the main entrance of the building via a secure gate you arrive in the impressive, landscaped courtyard garden through which you access the apartment via a lift or the stairs. Once inside, the apartment is beautifully presented with a contemporary feel. Upstairs is a light and airy kitchen, living/dining space whilst downstairs there are 2 bedrooms and 2 bathrooms. There is oak flooring throughout and underfloor heating in the main living area as well as in the bathrooms.

Downstairs there are two double bedrooms, the main bedroom has built-in wardrobes and a contemporary en-suite bathroom featuring Porcelanosa tiles, a wash hand basin, shower and w.c. as well as a heated towel rail and underfloor heating. Bedroom 2 is currently being used as an office but works equally well as a second bedroom. The main bathroom has Porcelanosa tiles, a bath with shower over, a wash hand basin, w.c. and heated towel rail and underfloor heating.

Second Floor

Stairs lead up to a contemporary loft style kitchen, living and dining space with skylights above and an engineered oak floor. The kitchen has beautiful Sile stone worktops and features integrated Caple appliances including combi and microwave ovens and a ceramic hob as well as a Neff dishwasher. The open plan kitchen is perfect for cooking and entertaining and leads through to the lounge area. Original windows to one end face West and offer superb views of the surrounding area and evening sunsets. The apartment is only one of three in the building which have a private balcony and double doors lead out onto an East facing balcony with space for a table and chairs overlooking the courtyard garden, the perfect place for a morning coffee.













Outside

The property has a peaceful landscaped courtyard garden with seating areas. The property also benefits from a secure video-phone entry system and gated off-street parking to the rear for two cars and a bike store. There is also unallocated parking to the front and side of the property as well as a guest parking space within the car park.





LOCATION

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.





Services and property information

Mains water, electricity, gas and drainage are understood to be connected to the property. The property also benefits from a passive air ventilation system.

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 broadband speed is available in the area - we advise you to check with your chosen provider.

Special Note: Currently no pets allowed.

Tenure: Share of Freehold with lease of 999 years commencing on 6/6/2019. No ground rent. Maintenance service charges including building insurance are circa £360 per month.

Local Authority: Warwick District Council

Tenure: Share of Freehold | EPC: D | Tax Band: D

Directions

Postcode: CV31 3PS / what3words: www.what3words.com/#!/diary.even.lance

Viewing Arrangements

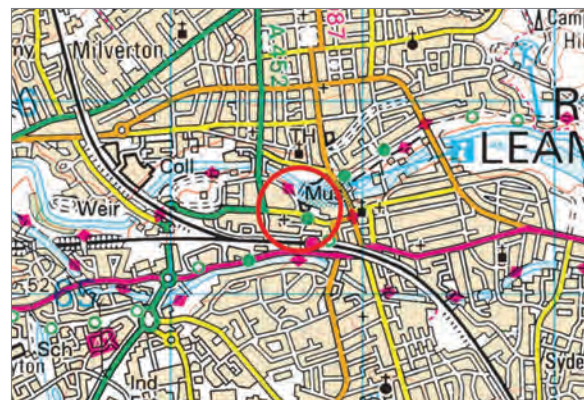
Strictly via the vendors sole agents Fine & Country on 01926 455950.

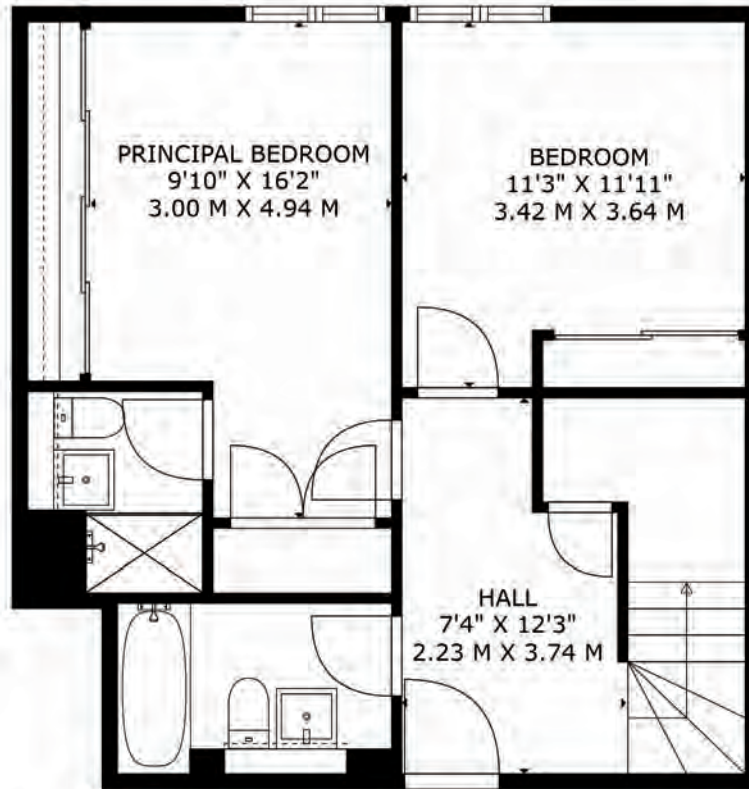
Website

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

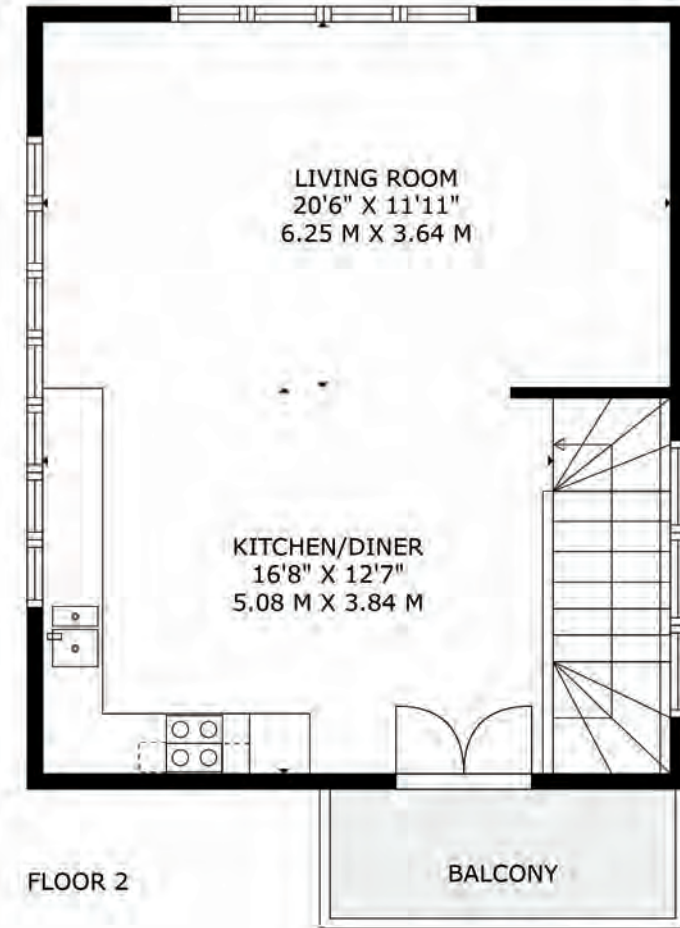
Opening Hours:

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



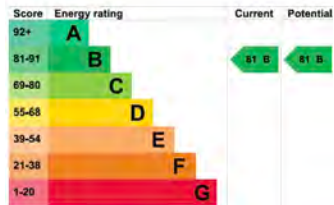


FLOOR 1



FLOOR 2

BALCONY



TOTAL: 1022 sq. ft, 95 m2
 BELOW GROUND: 559 sq. ft, 52 m2, FLOOR 2: 463 sq. ft, 43 m2
 EXCLUDED AREAS: BALCONY: 48 sq. ft, 4 m2, LOW CEILING: 40 sq. ft, 4 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



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 26.09.2024





SARAH GARLAND

PARTNER AGENT

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Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
07979 593193 | sarah.garland@fineandcountry.com
07773 499319 | angela.pitt@fineandcountry.com



ANGELA PITT

PARTNER AGENT

