



Apartment 4, William House  
3 Parade | Leamington Spa | Warwickshire | CV32 4DG

# STEP INSIDE

## Apartment 4, William House

This stunning three double bedroom duplex apartment, with home office, beautifully combines modern style with character features and is located right in the heart of Leamington Spa's town centre on the famous Parade.

### Ground Floor

The stunning open plan kitchen and family room on the ground floor combines modern style with character features perfectly. The large sash windows to both the front and rear of the building, flood the space with light. The ornate cornicing and dado rail are in character with the building and blend seamlessly with the modern kitchen and glass spiral staircase to the lower floor. The large curved peninsular island with downlights and bar seating is perfect for entertaining and the feature fireplace defines the dining area perfectly. To the rear of the room is the spacious family living area, again with feature fireplace, cornicing and dado rail. The glass spiral staircase with uplighters is a real focus point of the room and maximises the space on both levels.

### Lower Ground Floor

The spiral staircase leads into a spacious hallway on the lower ground floor which in turn leads to three generous double bedrooms, three bathrooms, a utility room and home office. The primary bedroom benefits from a large ensuite with his and hers sinks, walk in shower and Japanese style deep soak bath. The second bedroom has its own ensuite bathroom with walk in shower and the third bedroom has a jack and jill bathroom with shower which can also be accessed from the hallway. The spacious home office has patio doors to the front of the property and access to the convenient utility room.



















# LOCATION

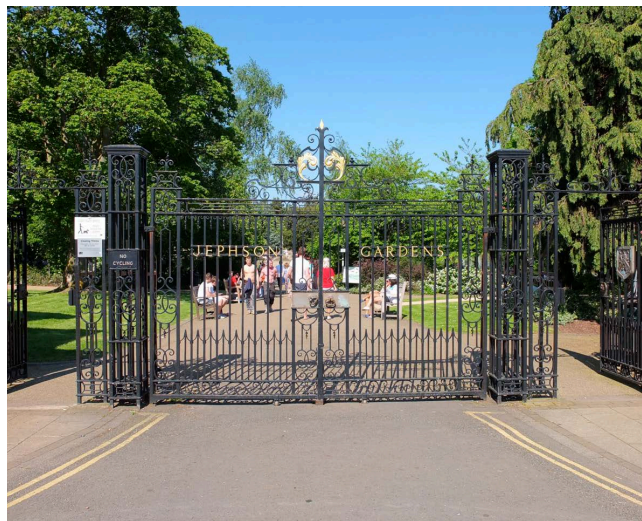
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William House is situated on the distinguished Parade in Royal Leamington Spa which runs through the centre of the town. In Leamington Spa, you will find an array of good shopping, wonderful bars and restaurants and great schooling both state and private. Renowned for its Victorian painted stucco villas and beautiful regency houses, much of the charm of nineteenth-century planning can still be found in and around the town which is known as the Bath of the Midlands.

Access to the Midlands motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington station and Birmingham International Airport is only half an hour away.

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 renowned 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.





### Outside

The apartment benefits from three parking spaces to the rear of the building with an Ohme Electric Car charging point.

### Services and property information

**Utilities:** The property is connected to mains water, electricity and drainage. The property also has underfloor heating.

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

**Broadband Availability:** FTTP Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider.

**Tenure:** Leasehold

Term : 125 years from 15 January 2004

Term remaining: 105 Years from January 2024

Management Company: Parties : Clarendon Court (Leamington Spa) Management Company Limited / EPM Property Management Company

Service charges: £7,044 per annum

**Directions** - Postcode: CV32 4DG / what3words: ///digits.hears.spend

**Local Authority:** Warwick District Council

Tenure: Leasehold | EPC: E| Tax Band: F

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07540 649103.

### Website

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

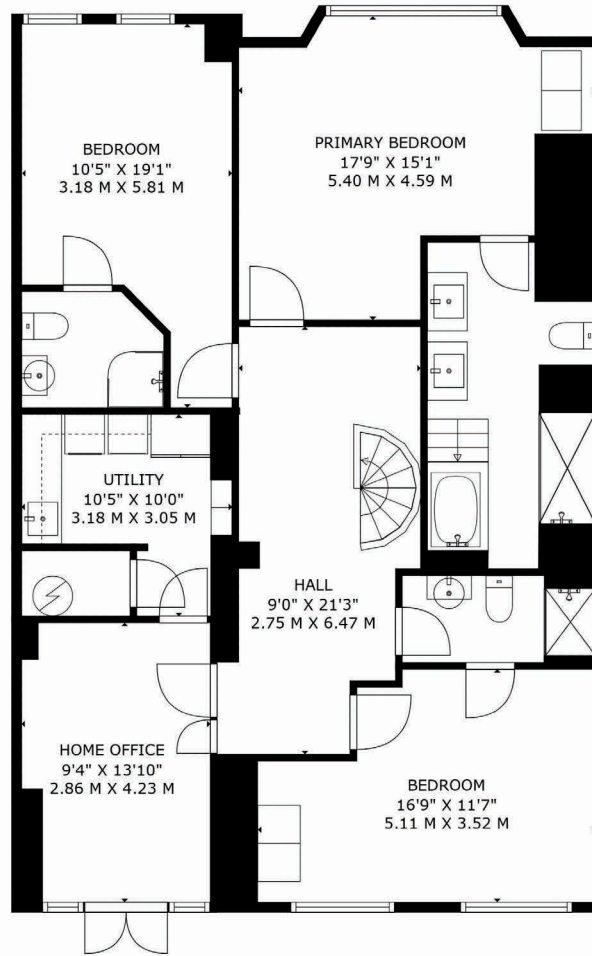
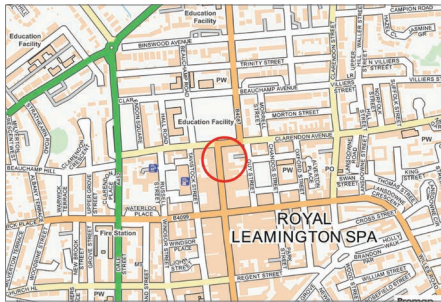
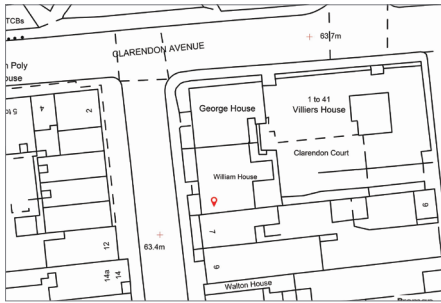
### Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

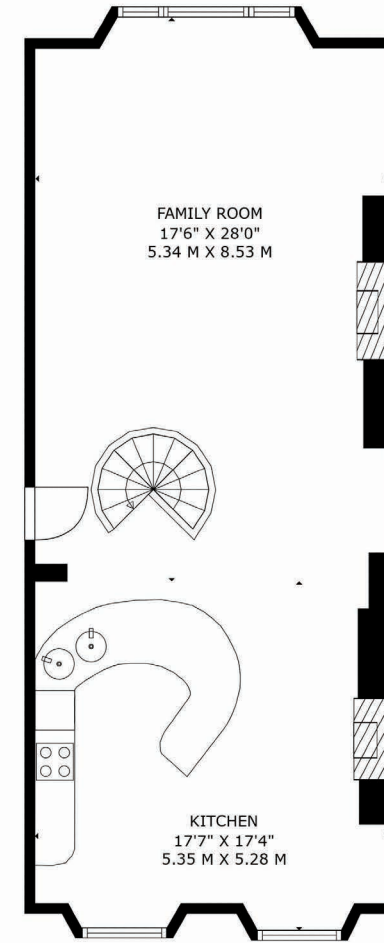
Saturday 9.00 am - 4.30 pm

Sunday By appointment only





LOWER GROUND FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

OVERALL TOTALS: 2013 sq ft. 187 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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. 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 09.12.2024





**JAMES PRATT**  
PARTNER AGENT

*follow Fine & Country Leamington Spa on*



Fine & Country Leamington Spa  
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA  
07540 649 103 | james.pratt@fineandcountry.com

