



19 Southcotes
54-56 Warwick New Road | Leamington Spa | Warwickshire | CV32 6AA

FINE & COUNTRY

STEP INSIDE

19 Southcotes

Accommodation Overview

This stunning penthouse apartment set in an elegant period conversion boasts a large open plan living area, family room, a spectacular principal suite with large ensuite and dressing room, two further bedrooms with ensuites and parking for four vehicles.

Ground Floor

The apartment is accessed via a communal staircase featuring large sash windows. The entrance hallway to the apartment has a useful storage area that could be used as a boot room and stairs leading to the first floor.

First Floor

The large hallway on the first floor is flooded with light from the large feature window and gives access to a shower room, the living space to the right, and the principal suite to the left. The spacious open plan living and dining area is flooded with light from large sash windows in the dining area and a single step leads down into the stylish kitchen with bespoke units fitted to make maximum use of the space in the eaves. The family room is situated down and off to the side of the living room and has been cleverly designed to make optimal use of the space and windows, providing additional flexible living accommodation.

The substantial principal suite boats dual aspect windows, wardrobes built into the eaves, a small sitting area, a separate dressing room and a spacious ensuite bathroom with freestanding bath and large walk-in shower.

Second Floor

Stairs continue from the main hallway up to the second floor giving access to two double bedrooms both with ensuites.

Outside

There is a communal terrace to the side of the building and offroad parking for up to four vehicles in the carpark to the rear of the building.















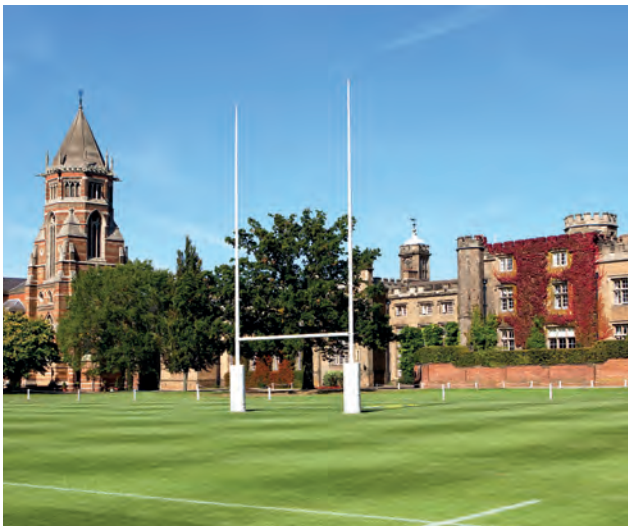


LOCATION

Warwick New Road is situated in the highly desirable Milverton area of North Leamington Spa, a highly sought after residential area renowned for its excellent schooling.

It is ideally located between the town centres of Leamington & Warwick. Just recently in spring 2023 the town was named as one of the best places to live in the midlands and continues to be featured in the Sunday times best places to live in the UK most years.

Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire. 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. 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. A 2018 Rightmove survey recognised Leamington Spa as the happiest place to live in the UK. 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. Leamington town centre has a great choice of high street and boutique shops, restaurants, cafes, and bars, offering a unique shopping, dining, and cultural experience. Leamington railway station has fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away. 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.





Services, Utilities & Property Information

Utilities: We have been advised by the vendor that mains water, electric, gas and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts.

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

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

Local Authority: Warwick District Council

Tenure Information

Length of Lease: 999 years

Time remaining: 979 years

Management company: Southcotes (Leamington Spa) Management Company Limited | Exclusive Property Management (EPM)

The maintenance charge is circa £2,318.62 per annum. Please contact us for more information.

Tenure: Leasehold | Council Tax Band: E | EPC - B

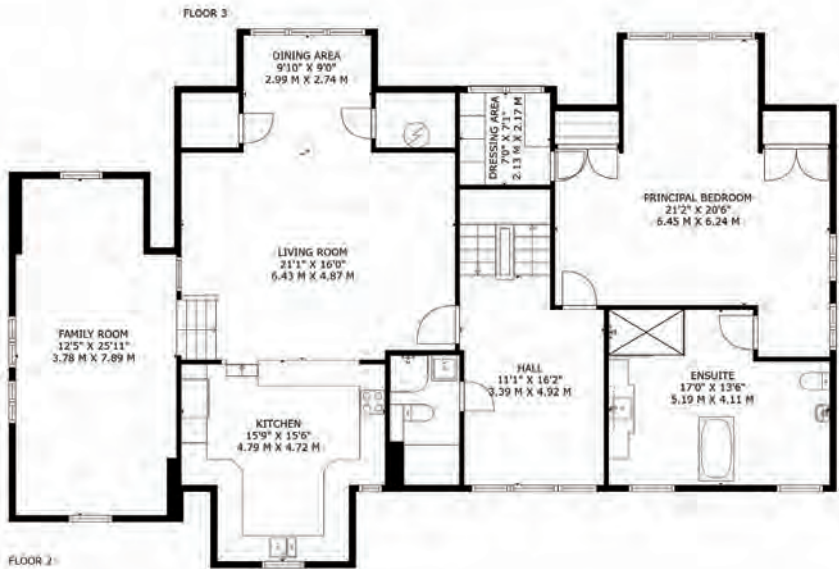
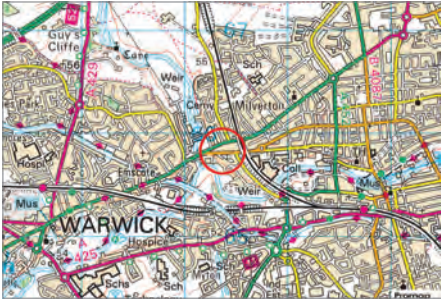
Directions: Postcode: CV32 6AA/ what3words ///rinse.ridge.singer

Viewing Arrangements

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

Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>



GROSS INTERNAL AREA: 2162 sq ft, 200 m²
LOW CEILINGS: 511 sq ft, 48 m²

OVERALL TOTALS: 2673 sq ft, 246 m²

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

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



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 © 2025 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 04.04.2025





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PARTNER AGENT

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