



Apartment 9, Newbold House
23 Newbold Terrace | Leamington Spa | Warwickshire | CV32 4EG

STEP INSIDE

Apartment 9, Newbold House

Located on the fourth floor of the Royal Terrace, one of Leamington Spa's most desirable and finest developments on Newbold Terrace opposite Jephson Gardens is this beautifully presented two-bedroom duplex apartment with secure parking and beautiful communal gardens.

Ground Floor

The spacious open planning living area is flooded with natural light from three large sash windows overlooking the Jephson Gardens and boasts a large living space with light wooden flooring. The high gloss handleless white kitchen with black quartz countertops features a central island with breakfast bar and integrated appliances including an induction hob, oven, dishwasher and fridge freezer.

The ground floor also benefits from a downstairs w/c and a variety of storage solutions including a cloakroom and a large under stairs storage room.

First Floor

Stairs to the first floor give access to two good-sized double bedrooms both with built in wardrobes and a spacious fully tiled family bathroom with separate bath and walk in shower.













Outside

The delightful communal gardens featuring beautiful sculptures and box hedging with lawns create a special place to sit and enjoy the sunshine.

There is one reserved parking space for the apartment in the secure gated parking. Visitor parking is also available along with a secure bicycle enclosure within the communal grounds for use by residents.



LOCATION

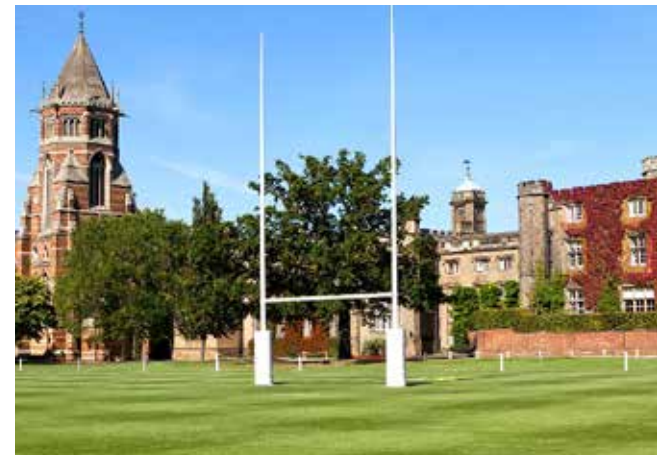
Newbold Terrace is one of Royal Leamington Spa's most desirable addresses, opposite and with easy access to the town's magnificent Jephson Gardens. This Victorian Park has a tropical, botanical greenhouse, "The Glass House"; there is a restaurant, coffee shop, a lake, fountains, and statues and it runs alongside the River Leam. 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 approximately twenty-six minutes.





Services, Utilities & Property Information

Utilities - The property is connected to mains electricity, water and 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 Broadband Speed is available in the area; we advise you to check with your provider

Leasehold with a share of Freehold | Council Tax Band: D | EPC - C

Local Authority: Warwick District Council

Listed Building Status - Grade II

Property Type - Duplex Apartment

Parking: There is one reserved parking space for the apartment in the secure gated parking. (Guest parking available within gated parking and free street parking is also available)

Construction Type - Standard Brick

Directions - Postcode: CV32 4EG | what3words: ///lush.left.rents

Leasehold Information

Length of lease: 999 years from January 1st 2018

Time remaining: 992 years

Management company: Newbold Terrace Apartments (Leamington Spa) Company Limited

Service charge: Currently approximately £4,268 per annum which includes:

1. Painting/decoration outside and inside communal area
2. Gate maintenance
3. Gardening
4. Building Maintenance
5. Building Insurance
6. Boiler maintenance and replacements
7. Communal Water / Electricity

There is also a £210.00 per annum charge for apartment sprinkler system

There are rights and easements associated with this property, please ask the agent for further details

Viewing Arrangements

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

Website

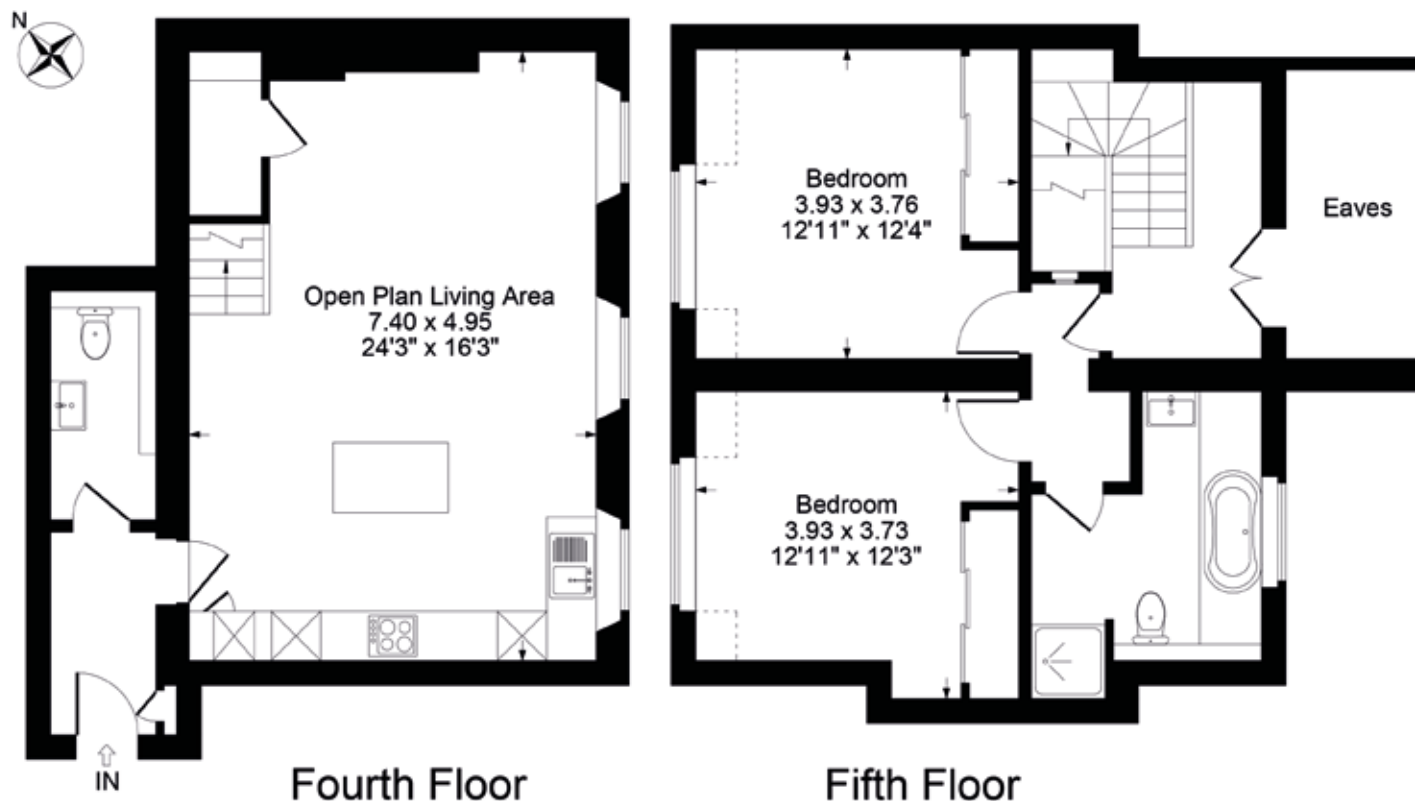
For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Denotes restricted head height

Approximate Gross Internal Area
Fourth Floor = 44.48 sq m / 479 sq ft
Fifth Floor = 51.59 sq m / 555 sq ft
Total Area = 96.07 sq m / 1034 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 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 01.10.2025





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