



Apartment 5, Newbold House
23 Newbold Terrace | Leamington Spa | Warwickshire | CV32 4EG

STEP INSIDE

Apartment 5, Newbold House

Located on the ground 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 three-bedroom triplex apartment with secure parking and beautiful communal gardens.

Ground Floor

The light and spacious hallway gives a glimpse of the quality of finishings, and space offered in this beautifully presented apartment. A large sash window to the right of the hallway floods the area with natural light and provides a recessed area perfect for a study nook.

Chevron dark hard wood flooring flows throughout the living accommodation on the ground floor connecting the spaces wonderfully.

The large modern kitchen dinner to the left of the entrance features granite worktops, glass splash backs, and a wealth of Porcelanosa cabinets, including a pull-out larder, concealed waste drawers and a utility cupboard. With everything you would expect from a modern family kitchen, integrated Siemens appliances include a fridge freezer, dishwasher, washing machine, induction hob and a wall mounted Miele Nespresso coffee machine.

The first of three double bedrooms is located on the ground floor which combined with the bathroom across the hall, featuring a double shower with Sottini wall mounted sink and toilet, makes for a fantastic guest suite.

To the rear of the ground floor is the spacious sitting room, with dual aspect windows overlooking the beautiful communal gardens and a bespoke, Italian artisan, handmade, wall to wall entertainment and shelving unit.

The ground floor also benefits from bespoke under stairs storage for shoes and a service room giving access to utilities and service systems and an area for drying clothes.

First Floor

Stairs to the first floor, featuring a Hartley Tissier runner, give access to a bedroom suite comprising of a good-sized double bedroom with bespoke built in wardrobes and an ensuite bathroom with underfloor heating, over the sink fitted storage, towel radiator and walk in shower.

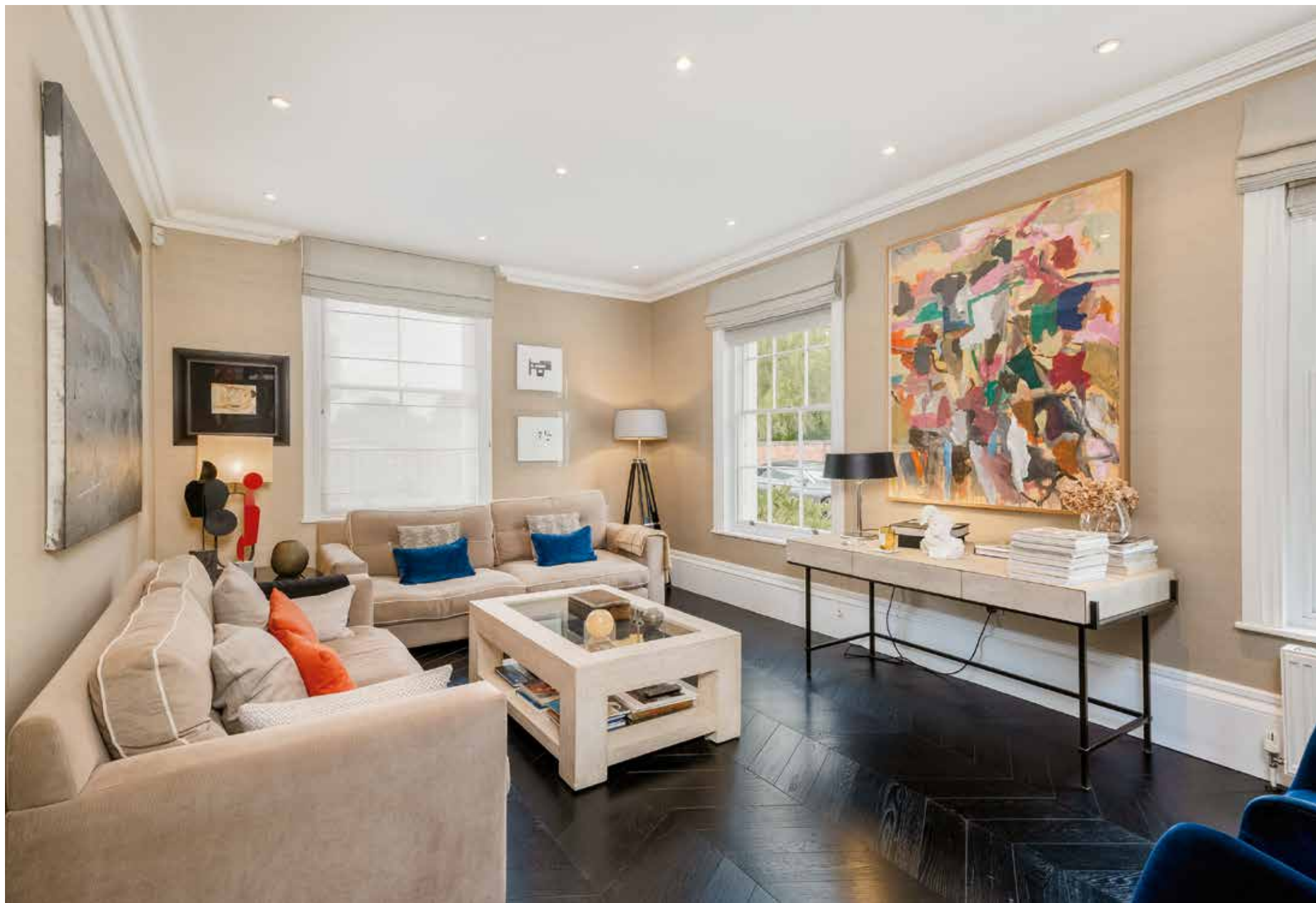
Second Floor

Stairs continue to the second floor giving access to another good-sized double bedroom suite again with bespoke built in wardrobes and an ensuite bathroom with underfloor heating, over the sink fitted storage, towel radiator and bath with shower above.

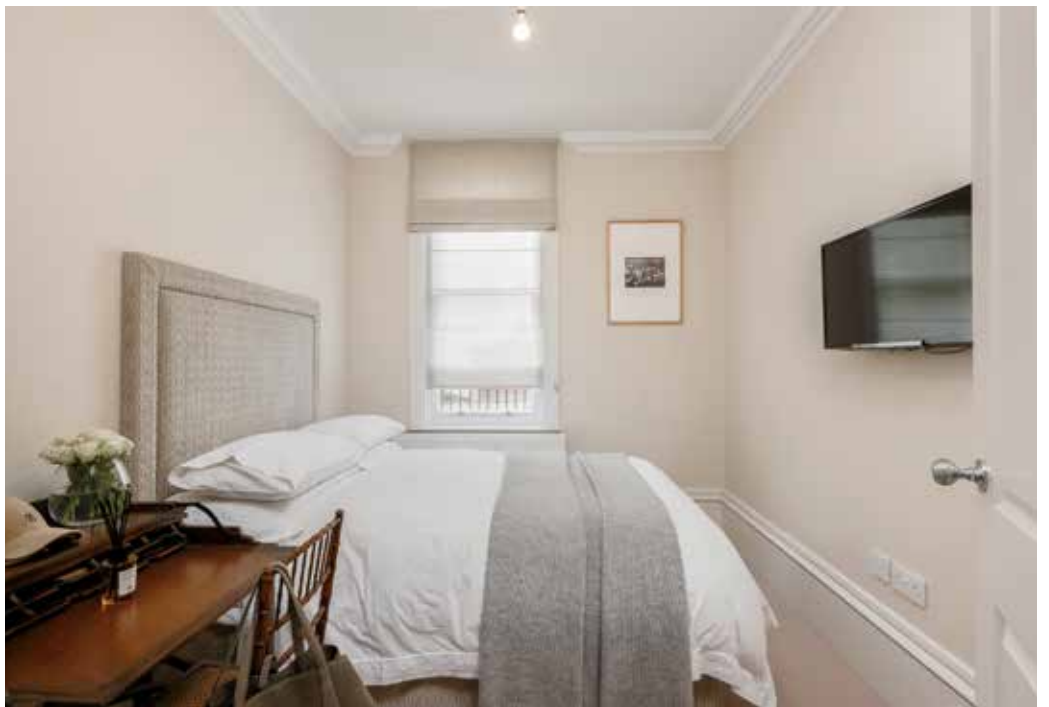
The stairs then continue from the second floor up to a convenient storage cupboard and access to a loft space for further storage.













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 located directly outside the front door of the building in the secure gated parking. Visitor parking is also available along with a secure bicycle enclosure within the communal grounds for use by residents.

The apartment also benefits from exclusive use of the basement storage area providing excellent storage for bikes or tools and is located under the path at the front of the property.



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 believed to be connected to mains electricity, water and drainage. The property also benefits from an air ventilation system, water filter, a Salus smart home system, solar panels for hot water and underfloor heating to the ensuite bathrooms.

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: E | EPC - D

Local Authority: Warwick District Council

Listed Building Status - Grade II

Property Type - Triplex Apartment

Parking: There is one reserved parking space for the apartment located directly outside the front door of the building 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: /// cloud.stick.line

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 £2,500 per 6 months 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 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>

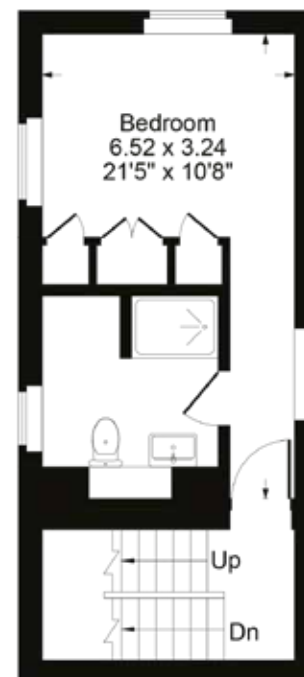
Opening Hours:

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

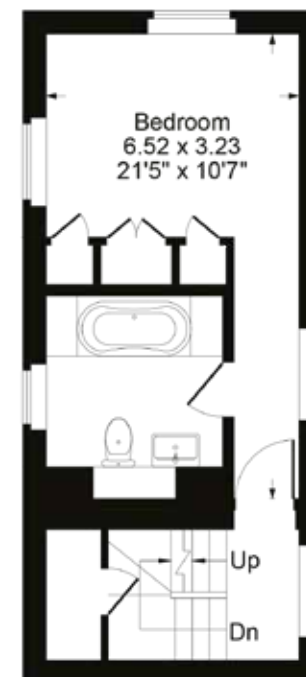
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
Ground Floor = 76.24 sq m / 821 sq ft
First Floor = 26.05 sq m / 280 sq ft
Second Floor = 26.05 sq m / 280 sq ft
Total Area = 128.34 sq m / 1381 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.





JAMES PRATT

PARTNER AGENT

follow Fine & Country Leamington Spa on



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