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RESIDENTIAL

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Apartment 8 Milverton Hall, Old Milverton Lane, Leamington Spa

£625,000



Milverton Hall Living in Luxury! Gorgeous first floor apartment in extensive grounds with outstanding views private roof terrace. Available Now - Viewing by Appointment.

Originally built as a market garden at the turn of last century, Milverton Hall has been restored to a standard not commonly achieved, with attention to detail evident at every turn. As breath-taking as the nature that surrounds it, escape to modern luxury in a historic setting.

Milverton Hall is a no expense spared restoration in the heart of the Warwickshire countryside yet

within easy reach of the fabulous Royal Leamington Spa for all day-to-day needs.

Comprising just 8 apartments and 2 sympathetically designed coach houses, classic exteriors are combined with contemporary internal comfort to give you a true feeling that you are surrounded by character and history but have none of the hassles and up-keep that comes with so many period properties.

#### Apartment 8

Is situated off the first floor landing which can be accessed by lift or the beautiful original staircase

which leads up from the grand main hallway. Once in the apartment, doors radiate from the wide entrance hall to the principal rooms which include the spacious semi open-plan living space which combines a beautifully appointed kitchen /dining room and a large living room with French doors to the apartments private roof terrace - which offers space to entertain and dine al-fresco.

The kitchen features a range of quality shaker style units topped with contemporary quartz surfaces and a range of Neff integrated appliances and a Quooker boiling hot water tap.





The apartment has two bedrooms. The principal is a large suite with vaulted ceiling, dressing area and a contemporary en-suite with Villeroy & Boch sanitary ware and a walk in shower. Bedroom two is a further double which uses the large separate bathroom with free standing bath tub and double shower.

The apartment further benefits from excellent storage space which includes a boarded loft with ladder access and a large storage cupboard off the hallway with power sockets and built in shelving.

The apartment comes with 2 dedicated parking spaces in the front courtyard.

The agents recommend viewing to be essential to fully appreciate the attention to detail, level of appointment and situation of this outstanding period property.

Please note that viewings are by appointment only.

**Milverton Hall**

Is conveniently situated a short (c.5 minute) drive away from the thriving centre of Royal Leamington

Spa offering a wide selection of high street shops and independent boutiques, along with an array of restaurants.

Further facilities and amenities can be found in Warwick (c.10 minutes by car) and Stratford-upon-Avon (c. 20 minutes by car).

**Apartment 8 Milverton Hall**

Old Milverton Lane  
Leamington Spa  
CV32 6RW

999 Year Lease (Share of Freehold).



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- Residential Estate Agents
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL