



TIN&CO
SALE
0889054

142A, Rugby Road, Leamington Spa

Asking Price
£271,250



Stylish New Build Apartment with Parking and Balcony

Perfectly positioned on the corner of Rugby Road and Guy's Cliffe Avenue, this stylish second-floor apartment offers contemporary living within a mile of Leamington Spa station and just a short stroll from the town centre. The property features a spacious open-plan kitchen and living area with direct access to a private balcony, two well-proportioned bedrooms, and a modern shower room. With

allocated parking and a sleek, modern exterior complemented by high-quality interior finishes, this apartment is an ideal choice for first-time buyers or investors alike.

Step into contemporary living with this beautifully designed apartment, featuring French doors that open onto a private balcony overlooking Guys Cliffe Avenue.

The sleek modern kitchen showcases a stunning white Levanto marble worktop and

comes fully equipped with new integrated appliances — including a fridge/freezer, slimline dishwasher, single oven, and induction hob with cooker hood. There's also a dedicated space for a washer/dryer for added convenience.

Enjoy year-round comfort with efficient electric heating and stylish modern radiators, complemented by elegant downlighters and luxurious grey limed oak Karndean flooring



flowing seamlessly through the hallway, kitchen, and living area.

Both double bedrooms come carpeted.

The elegant shower room features pristine white sanitaryware, including a stylish shower enclosure, basin, and W.C., complemented by sleek chrome fixtures and fittings throughout. Luxurious Porcelanosa wall tiles add a touch of sophistication, while the thermostatic shower with chrome riser rail ensures comfort

and convenience. Additional highlights include a chrome electric heated towel rail, shaver socket, contemporary downlighters, and grey limed oak Karndean flooring — creating a beautifully modern and inviting bathroom.

Outside there is an allocated good sized parking space, with connection for EV charger installation.

Safety - Carbon, heat and smoke alarms installed, along with entry system.

The property is available leasehold on a 999 year lease with a peppercorn ground rent and an annual service charge of £1714.77 - This information should be checked and verified by your legal representative.

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

