



WARWICK NEW ROAD, TOWN CENTRE

complete ●●●  
SALES & LETTINGS





" The 1500 sqft apartment is fabulous, retaining loads of original features and stylish modern upgrades. The location is perfect to stroll into town, the parks or the train station with its direct service to London!"





A huge duplex apartment in very central Leamington Spa with its beautiful parks, restaurants, boutiques and shopping facilities. The stunning Victorian conversion offers luxury living and bedroom accommodation with an abundance of elegance and refinement. Situated on the upper ground floor with large feature bay windows overlooking the front aspect, the property has two private parking bays, two fabulous double bedrooms with en-suites, a bespoke fitted kitchen, a spacious living room and a guest cloakroom. The walk to the train station is through streets of wonderful heritage buildings and stunning Victorian homes!



To view the virtual tour and 3D model use - <https://my.matterport.com/show/?m=uxxMeTaZXSsm>

### Entrance Hall

The hallway offers access to the breakfast kitchen, living room and guest cloakroom with storage cupboard and central heating radiator.

### Breakfast kitchen

A fabulous, bespoke breakfast kitchen with solid wood high and low level units and an abundance of striking features, an upcycled island cabinet with Carrara marble top and a floor consisting of USA Cent coins set in polished resin. integrated appliances include washing machine, dishwasher, four ring gas hob with extractor, fridge/freezer and oven with separate microwave above. Mosaic tiled splash back and large sash window complete the finish.



### Guest Cloakroom

Quirky and stylish guest WC comprising was hand basin, WC, fitted storage units, tiled flooring, heated towel radiator and obscured glass porthole window.

### Living Room/ Dining Room

Stylishly impressive living/dining room with high ceilings, feature fireplace with marble hearth, window seating next to large sash window to the front elevation, hard wood flooring, three central heating radiators and stairs leading to the first floor.



### Primary Bedroom

This impressive primary suite is the epitome of oversized luxury, it boasts dramatic bay to the front elevation and an additional window to one side, two central heating radiators, two ceiling light points and a large built in storage cupboard

### En-Suite Shower Room

Fully tiled en-suite shower room with large shower enclosure, hand wash basin, low level flush WC, heated towel radiator, shaving point and sash window to the front elevation.

### Second Bedroom

Another excellent sized double bedroom with large sash windows to both the rear and side elevation, large storage cupboard, central heating radiator and ceiling mounted lighting point.



### En-Suite Bathroom

Featuring a white suite comprising low level flush WC, fabulous roll top bath with shower attachment, large sink with fitted storage beneath, panel moulding to the walls, heated towel radiator and tiled flooring.

### Parking

There are two private parking spaces within the residents only complex.





### Useful Information

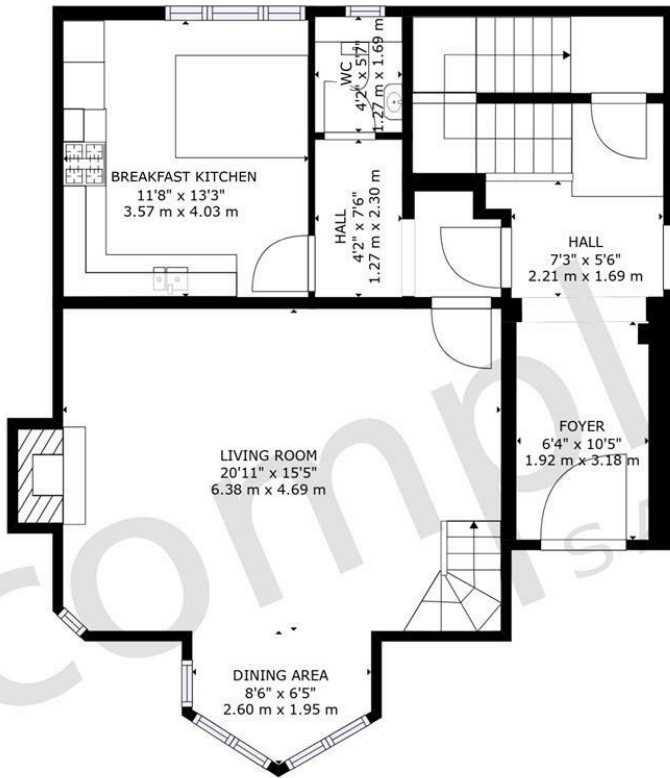
The property is sold on a leasehold basis having 980 years remaining.

### Location

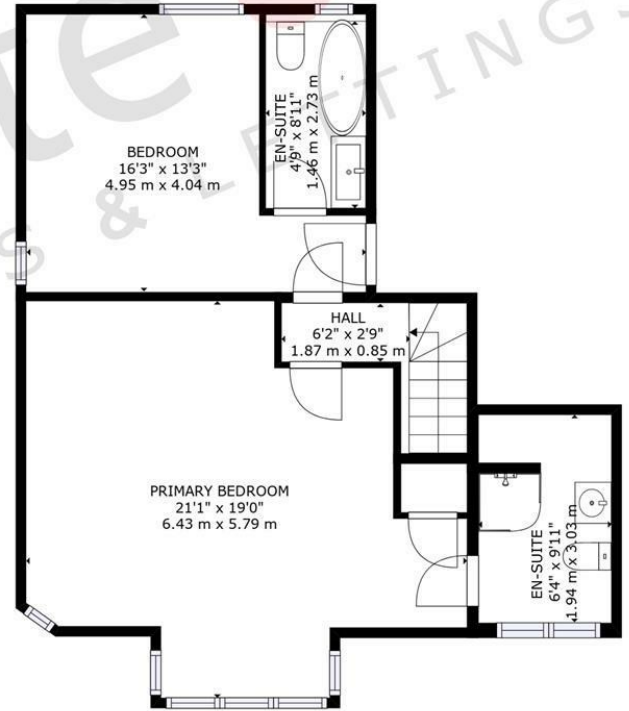
The Sunday Times ranked Royal Leamington Spa as one of the "Best Places to Live in the UK" and no wonder - there are so many elegant Regency, Georgian and Edwardian buildings complemented by beautiful parks and gardens such as Victoria Park and Jephson Gardens. Independent retailers, specialist boutiques and national chains are found in the Royal Priors Mall and the attractive nearby streets, along with over forty restaurants, bars, brasseries and gastropubs. The property is ideally situated for the commuter, with easy access to the M40 (J15) and 1.5 miles away from the A46. There is an excellent rail service from Leamington Station 1.37 km away, Warwick Station 1.86 km away and Warwick Parkway 3.91 km away with trains running to both Birmingham and London Marylebone. Warwick is within walking distance with many things to do such as St Nicholas Park, Warwick Castle and restaurants such as the Saxon Mill.







FLOOR 1



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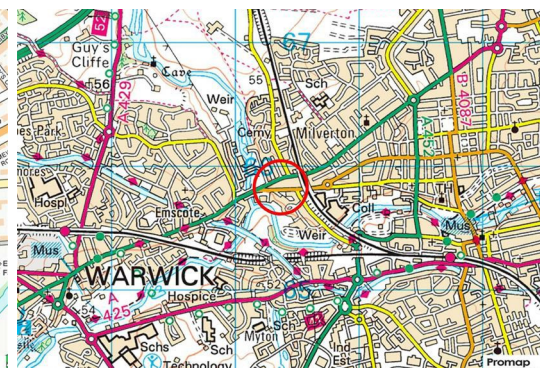
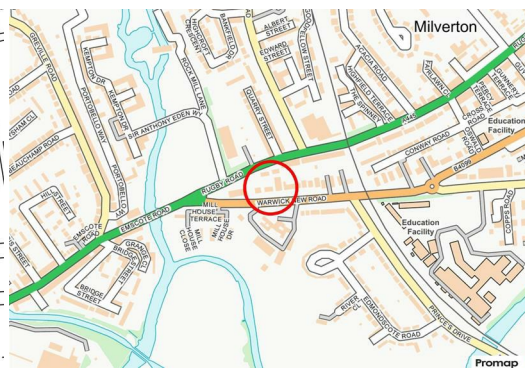
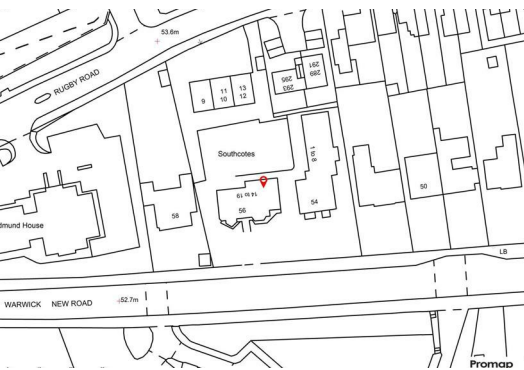
GROSS INTERNAL AREA  
 FLOOR 1: 854 sq. ft, 79 m<sup>2</sup>, FLOOR 2: 647 sq. ft, 60 m<sup>2</sup>  
 TOTAL: 1502 sq. ft, 140 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







- Fabulous Two Bedroom Apartment
- High Ceilings
- Two Private Parking Space
- Walking Distance To Town Centre
- Two En- Suite Bathrooms
- Spacious Duplex 1500 sqft
- Original Period Features
- Guest Cloakroom
- Elegant/Bespoke Breakfast Kitchen
- EPC C



## WARWICK NEW ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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		

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