



WINDSOR STREET, TOWN CENTRE

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SALES & LETTINGS





A very stylish apartment in the heart of Leamington being first floor and having secure gated parking. The property is of high specification and design, offering an entrance hall, open plan living kitchen diner, luxury bathroom and a double bedroom with fitted wardrobes. Other features include oak doors, a fully equipped kitchen and tall feature windows.



The Glass House - Is a purpose-built development of self-contained apartments of varying sizes believed to have been originally constructed around the year 2000, in this popular and convenient town centre location with an abundance of facilities and amenities on your doorstep- including shops, coffee shops, restaurants, bars, beautiful parks, schools and a variety of recreational facilities.

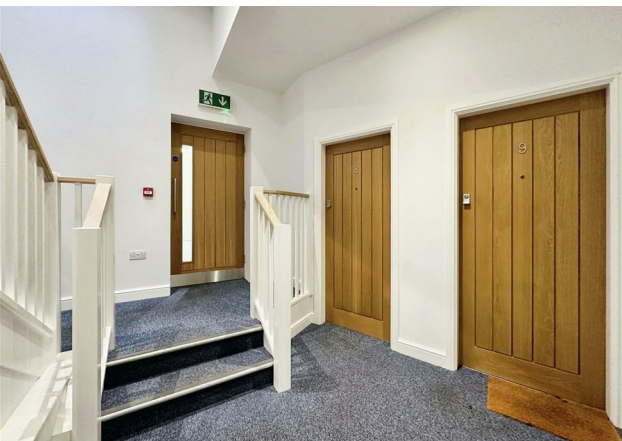
Its in the detail...

**Communal Entrance**

Secure entrance door to the well-maintained communal entrance with stairs rising to all floors and the letter boxes.

**Entrance Hallway**

Through the front door into the entrance hallway, which is well-kept and comprises a telephone entry system, storage cupboard housing the hot water tank, ceiling spotlights, laminate flooring and doors to all rooms.



**Open Plan Lounge/Kitchen/Diner**

**Lounge Area**

Light and airy with ceiling spotlights, laminate flooring, a feature tall double glazed window and two electric radiators.

**Kitchen Area**

Modern kitchen fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There are integrated appliances to include; an electric oven, an electric hob with a cooker hood over, a dishwasher, a washer/dryer and a fridge/freezer. There are ceiling spotlights, laminate flooring and tall feature double glazed windows.



**Bedroom**

A large double bedroom with fitted wardrobes, ceiling spotlights, an electric radiator and a feature tall double glazed window to the front elevation.

**Bathroom**

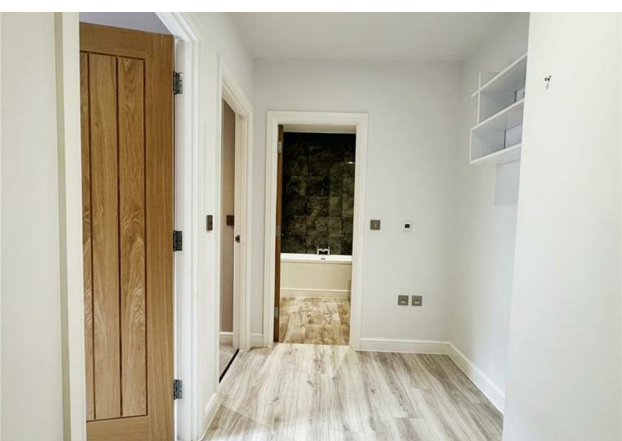
Fitted with a stylish three-piece suite, comprising a wash hand basin, bath with shower over, WC, partly tiled walls, laminate flooring with underfloor heating, chrome heated towel rail and ceiling spotlights.

**Parking**

Allocated parking is accessed via the communal electric gated entrance.

**Other Information**

The property is leasehold with a lease length of 999 years from 5th May 2000. The property is subject to management costs- further information is available upon request.



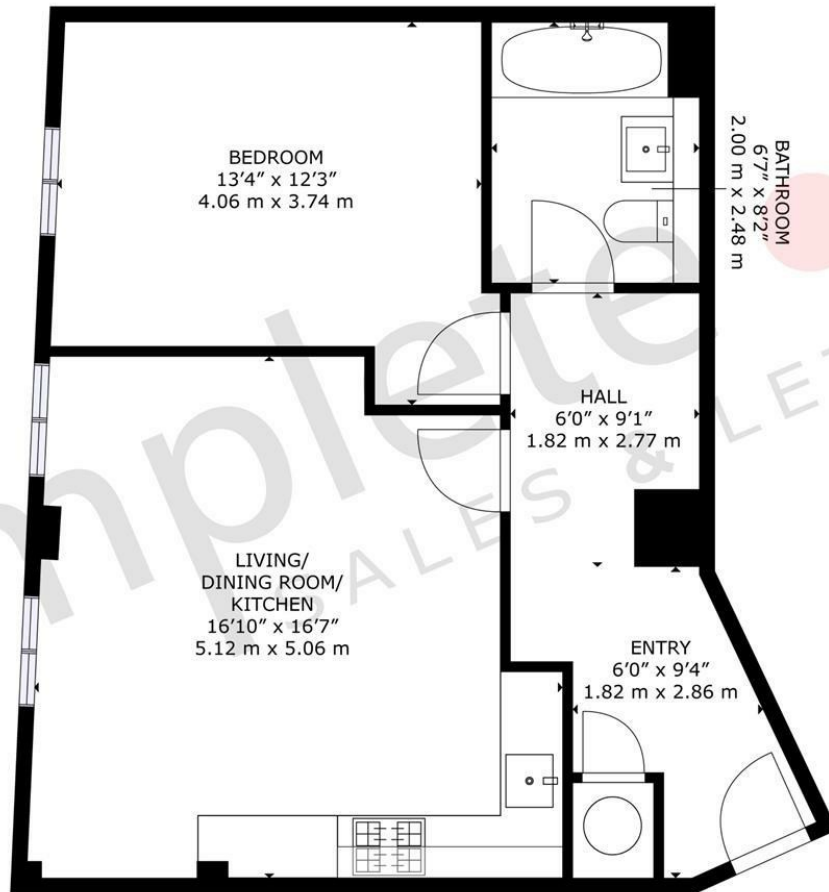
**Location**

Located in a stylish and sought after location, just minutes walk from Leamington Spa town centre and all that it has to offer. Leamington Spa is famous for its Jephson Gardens on the banks of the River Leam and throughout the town there are a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has



a diverse range of boutiques, high street shopping, cafes, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, Kings High School for Girls. Access to other local towns such as Stratford & Warwick is easy with motorway links such as the A45 & M40. The train station is only minutes walk away with trains to London in just over one hour.

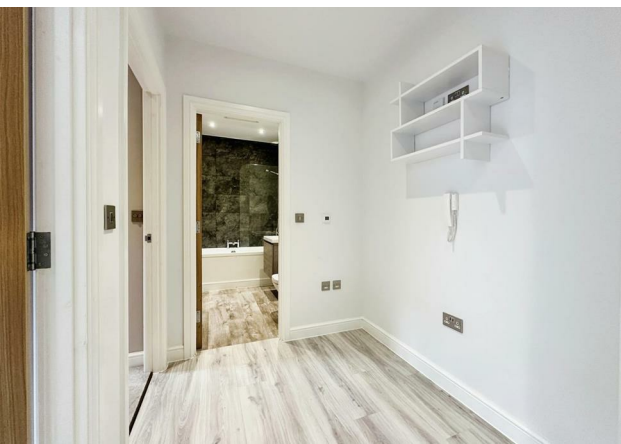




**GROSS INTERNAL AREA**  
**TOTAL: 602 sq.ft, 56 m<sup>2</sup>**

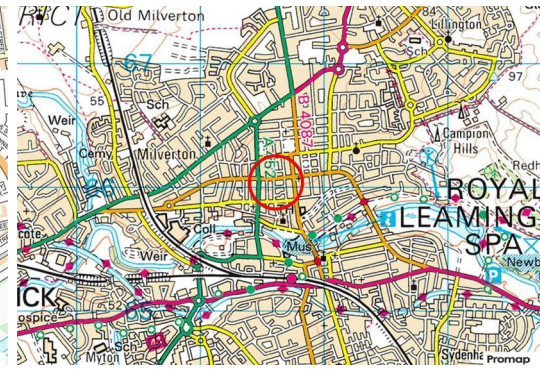
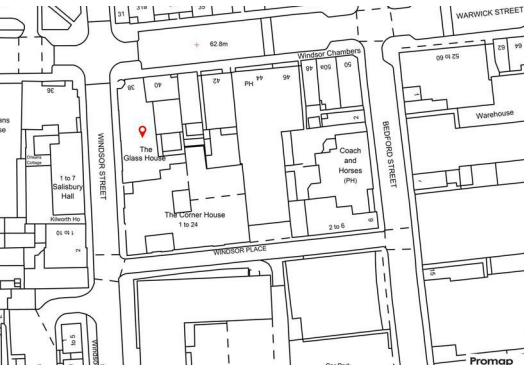
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 SALES & LETTINGS





- A Stylish High End Apartment
- A Spacious 602 Sq FT
- Open Plan- Kitchen Living Diner
- Central Location
- Easy Walk To Station
- One Double Bedrooms
- Luxury Bathroom
- Tall Feature Windows
- Gated Parking
- No Chain



## WINDSOR STREET, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
83	83

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-28) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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