



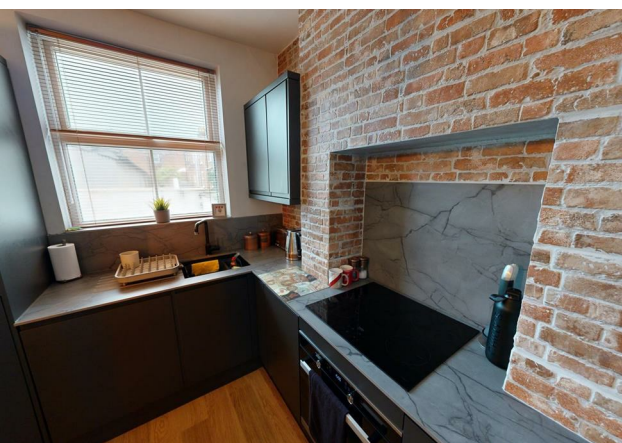
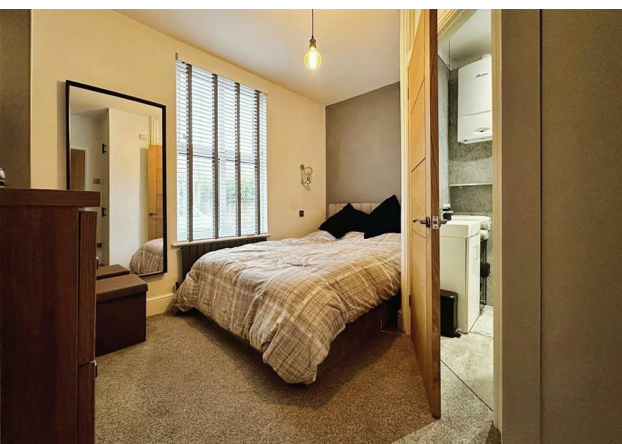
CROSS ROAD, TOWN CENTRE

complete ● ● ●  
SALES & LETTINGS









### \*\*\* CASH BUYERS / FIRST TIME BUYERS ONLY - QUICK SALE REQUIRED \*\*\*

Welcome to Cross Road, Leamington Spa - a charming location that could be your next home! This delightful Victorian apartment conversion offers a cosy retreat with 1 reception room, 1 bedroom, and 1 bathroom. Nestled in the heart of Leamington Spa, this property is full of character and history, perfect for those who appreciate the elegance of the Victorian era with a modern twist. The apartment boasts a warm and inviting ambience. Don't miss this opportunity to own this unique property. Whether you're looking for a first home or a savvy investment, this Victorian apartment conversion on Cross Road is not one to miss. Highly energy efficient and in the process of extending the lease. Book a viewing today.

\*\*\*Lease Extension in progress.

### Kitchen/Living/Dining Room

This property boasts a private entrance that leads you into a tastefully decorated lounge kitchen area, perfectly designed for both style and functionality. The kitchen features newly fitted satin grey wall and base units, complemented by sleek marble effect work surfaces and a chic brick-effect that adds character to the space. Equipped with modern appliances, the kitchen includes an electric cooker, induction hob, and an integrated fridge/freezer, making meal preparation a breeze. The property also includes a washer dryer. The black sink with an inlaid drainer seamlessly integrates into the kitchen surface, while the wooden flooring adds warmth and charm. A stylish central heating radiator ensures comfort throughout, and a double-glazed window at the rear elevation allows natural light to flood the room. This versatile area also serves as a cozy lounge space, perfect for a sofa and coffee table, creating a welcoming environment for relaxation or entertaining guests. The room is well-lit with two ceiling lights, enhancing its inviting atmosphere. Just before entering the bedroom, you'll find a useful storage space, adding practicality to this well-designed home. This property combines modern amenities with thoughtful design, making it an ideal choice for comfortable living.

### Bedroom

This charming double bedroom offers a warm, inviting atmosphere, perfect for relaxing or unwinding after a long day. The room features plenty of space to accommodate a comfortable double bed, along with ample room for additional furniture, ensuring both comfort and functionality. A large, built-in wardrobe provides convenient storage for clothes and personal items, helping to keep the space neat and organized. The room is equipped with central heating, ensuring a cozy and well-regulated temperature throughout the year. A double-glazed window to the front elevation allows plenty of natural light to flood the room, creating a bright and airy feel, while also offering excellent soundproofing and energy efficiency. The overall design and layout of the room make it an ideal retreat for both relaxation and practical living.





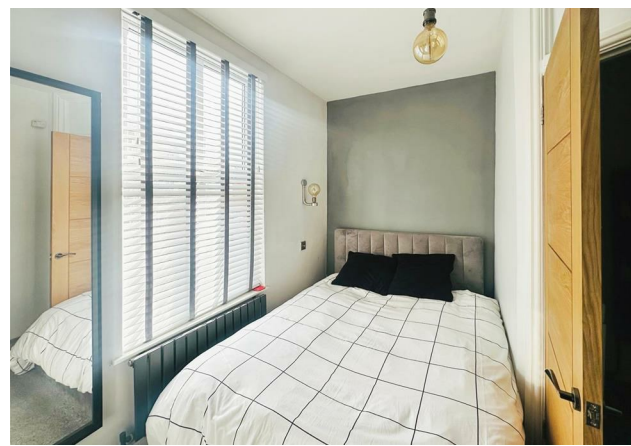
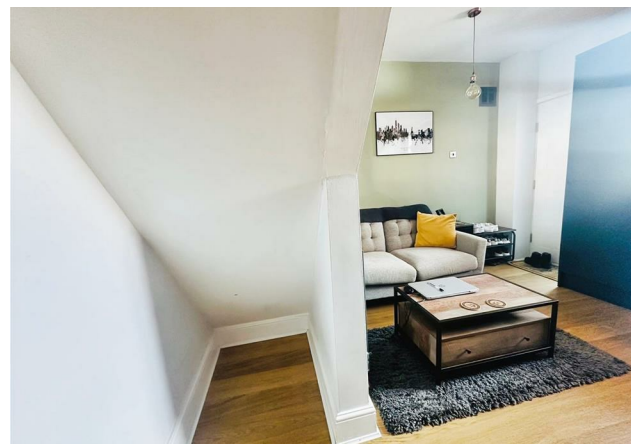
## Bathroom

Step into a luxurious en suite bathroom that perfectly blends modern aesthetics with functional design. This contemporary space features a sleek, fitted arrangement, including a stylish sink, a spacious shower, and a streamlined toilet, all thoughtfully placed to maximise comfort, convenience and space. The overall design is both elegant and sophisticated, highlighted by large wall panels that create a seamless flow and add a touch of sophistication. The choice of tiles enhances the modern feel, with their satin finish reflecting light and making the space feel even more open and inviting. A towel radiator adds a practical touch, providing warmth and comfort while ensuring your towels are always toasty and ready to use. Additionally, there's designated space for the boiler, cleverly integrated to maintain the sleek appearance of the room without compromising on functionality. The combination of style and practicality ensures that this bathroom is not only visually appealing but also an essential part of your daily routine.

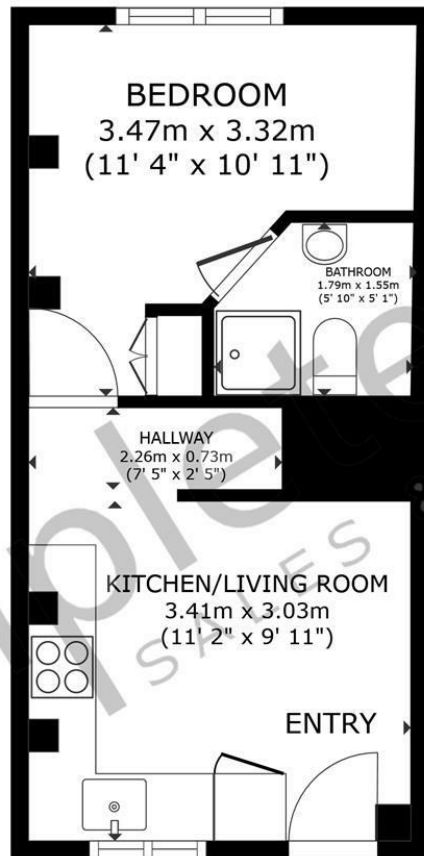
## Share Of Freehold

The property benefits from a one-third share of the freehold, providing a degree of ownership and control over the management of the building. There are no additional costs for ground rent or service charges, making it a cost-effective option for the owner. The three properties within the building jointly contribute to building insurance which provides comprehensive coverage for the entire structure.

## Location



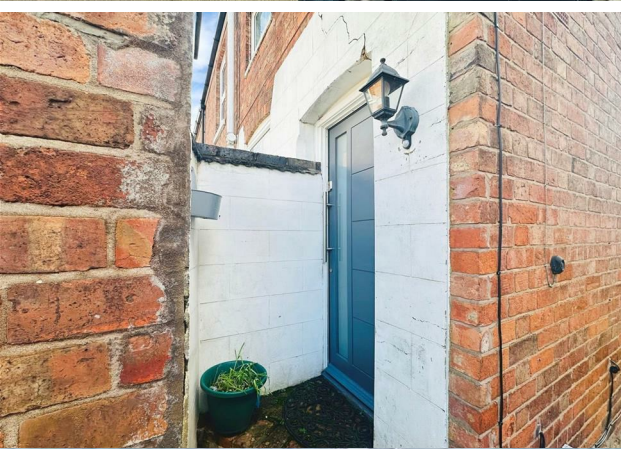




FLOOR PLAN  
**complete** ●●●  
SALES & LETTINGS

GROSS INTERNAL AREA  
FLOOR PLAN 24.9 m<sup>2</sup> (269 sq.ft.)  
TOTAL : 24.9 m<sup>2</sup> (269 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

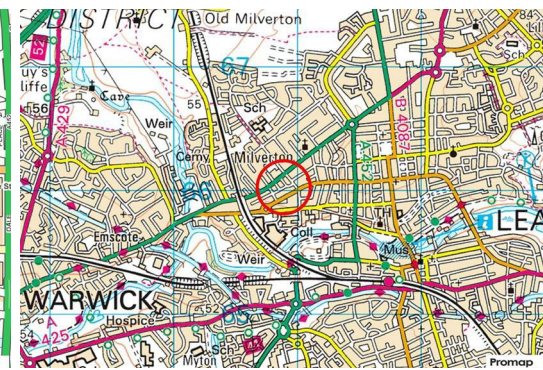


Located west of the town centre of Leamington Spa within easy walking distance to the town centre with all that it has to offer. The road links offer great access to the surrounding areas and is within walking distance to the train station which has direct links to London and many other cities, as well as major road links such as the M1, M40 and A45. There are local amenities very close by, as well as parks and shopping areas such as The Parade and The Shires Retail Park.





- One Bedroom
- Stylish Kitchen
- Double Glazed
- Share Of Freehold
- Current undergoing lease Extension
- Period Conversion
- Modern bathroom
- Council Tax band A
- Private Access
- Walking Distance From Town Centre



## CROSS 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+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
71	77
England & Wales	
EU Directive 2002/91/EC	

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