



49 KENILWORTH ROAD, NORTH LEAMINGTON

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SALES & LETTINGS









A first-floor apartment situated setback behind trees and hedgerows on the popular Kenilworth Road North Leamington. The property which was built in 1979 has over 114 years of lease left and comprises an entrance hall, lounge diner, kitchen, two good-sized bedrooms and a re-fitted bathroom. The property has large communal gardens, beautiful trees and communal parking. It's a great opportunity to get on the housing ladder, with this well-priced apartment in very popular and prestigious North Leamington.



It's in the details...

#### Communal entrance

The communal entrance is on the side of the property where you will find stairs leading to the first floor

#### Entrance Hall

The entrance hall has door matting, a radiator, a ceiling light point, a door to a storage cupboard, doors through to the lounge diner, two bedrooms and a bathroom.



#### Lounge Diner

A good-sized lounge diner which has a wall-mounted stone effect electric fire, two radiators, two ceiling light points and two wall lights. There is an open doorway through to the kitchen and a large aluminium double glazed window.

#### Kitchen

Fitted with oak effect cupboards and drawers, with brush chrome handles. Worktops include one and a half-bowl stainless steel sink with a mixer tap and drainer. There is space for a gas oven, there is an extractor, space and plumbing for a washing machine and space and plumbing for a slimline dishwasher. Under-counter lighting, space for an upright fridge freezer, a Worcester gas-fired boiler and an aluminium double glazed window and tiled flooring.



#### Bedroom One

A spacious double bedroom with a radiator and an aluminium double glazed window with a great view of the communal grounds and trees.

#### Bedroom Two

A good size 2nd bedroom has a radiator and an aluminium double glazed window with great views of the communal grounds and trees.

#### Bathroom

The stylish re-fitted bathroom comprises a glass shower screen, chrome mixer tap and thermostatic main shower over. Tiled boxing, vanity storage unit with sink, mixer tap and a concealed waste toilet. Chrome electric shaver point, an extractor, a grey towel radiator and an aluminium double glazed window. Tiled splash-backs.



#### Location

Nestled on the popular Kenilworth Road, behind trees and a front lawn- just a stone's throw away from Leamington Spa's vibrant town centre and within the trendy conservation area.

Leamington Spa is renowned for its picturesque Jephson's Gardens,



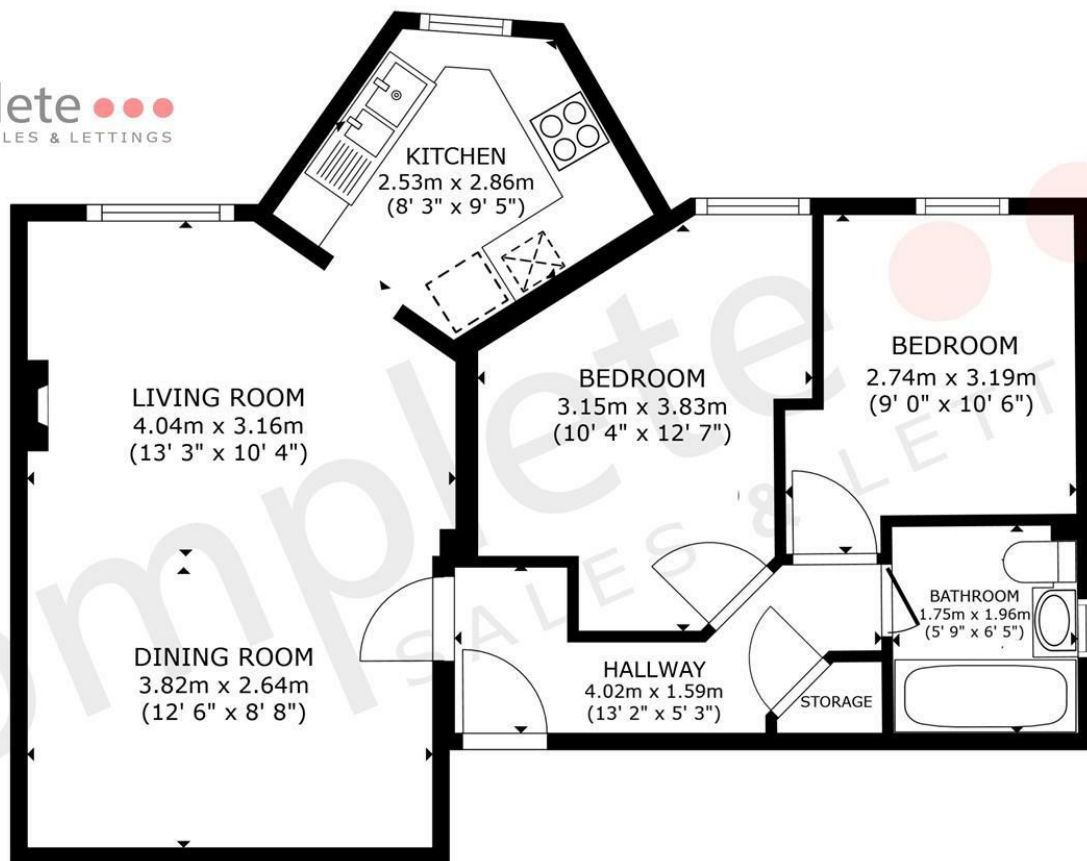


located on the banks of the River Leam, and a plethora of charming properties. The town offers a diverse range of boutiques, high-street shopping, cafes, restaurants, bars, and activities catering to all ages. Exceptional schools within the area include Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, and Kings High School for Girls.

Benefitting from its prime location, this property offers easy access to the town's amenities, as well as excellent transport links. With direct trains to London Marylebone taking just 70 minutes and Birmingham only 31 minutes away, commuting is made effortless. Warwick, Warwick Parkway Station, Stratford upon Avon, Coventry, Birmingham International Airport, and Birmingham City Centre are all within easy reach.





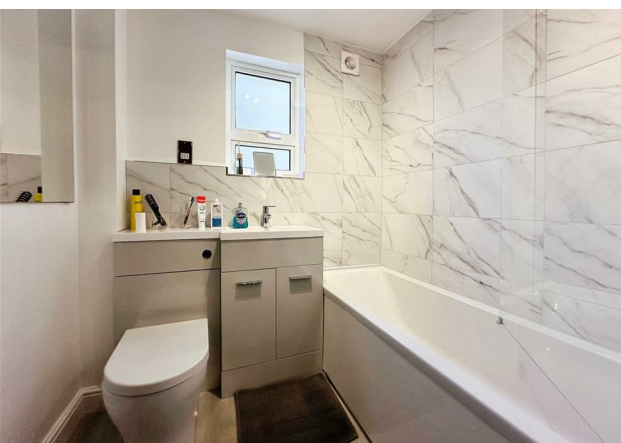


FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 56.4 m<sup>2</sup> (607 sq.ft.)  
TOTAL : 56.4 m<sup>2</sup> (607 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

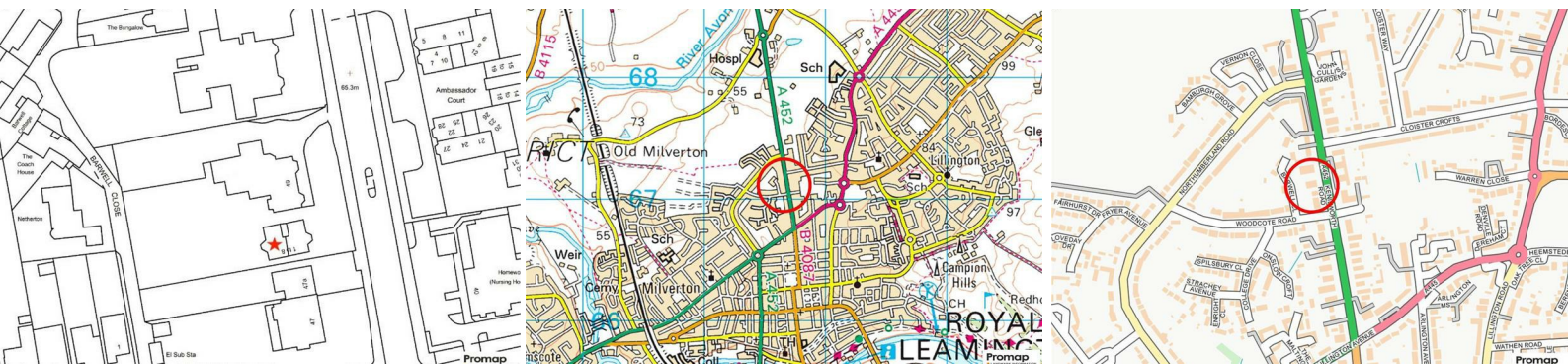






- Purpose Built 1979 Building
- Prestigious North Leamington
- Two Bedrooms
- Kitchen
- Communal Gardens

- Tree Lined Kenilworth Road
- First Floor Apartment
- Lounge Diner
- Re-Fitted Bathroom
- Parking



## 49 KENILWORTH 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	
(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	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
[sales@complete247.co.uk](mailto:sales@complete247.co.uk)  
[www.complete247.co.uk](http://www.complete247.co.uk)

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