

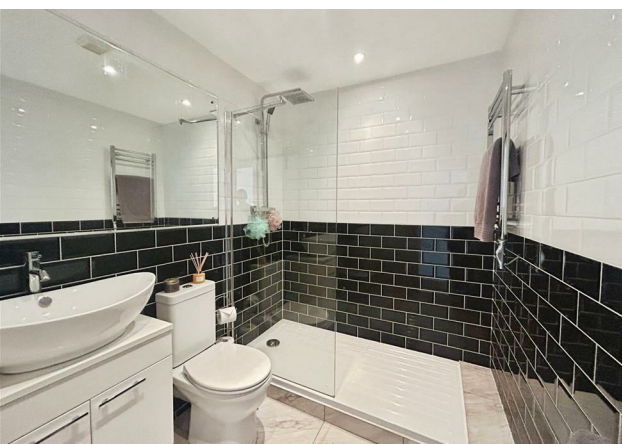
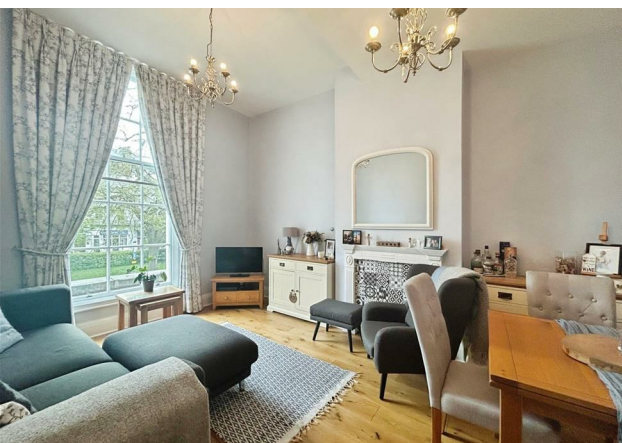


PARADE, TOWN CENTRE

complete ●●●
SALES & LETTINGS



A stones throw away from this stunning apartment you will be strolling through the picturesque parks of Leamington....



Nestled in the heart of Leamington spa this stunning town centre apartment offers a high specification of accommodation whilst an abundance of local amenities are on its doorstep and beautiful green areas such as Jephson Gardens and many other parks within a few minutes walk.

In brief the apartment offers; a secure intercom entrance, entrance hall, lounge with sash windows, contemporary kitchen, master bedroom with dressing room and en-suite, second double bedroom and family bathroom. This apartment also has a communal roof terrace.

Entrance Hall

Featuring elegant mosaic-style tiled flooring, premium double-glazed windows, a sophisticated video entry system, a generously sized storage cupboard, and refined ceiling light fixtures.

Kitchen

The contemporary kitchen is fitted with a range of high-gloss cupboards and drawers, offering plenty of storage space. It includes a stainless steel double sink with a mixer tap, an induction hob with a matching stainless steel extractor fan, an electric oven, and a built-in microwave. A durable quartz work surface adds a stylish touch, while spotlights provide bright, focused lighting throughout the space.

Living Room/Diner

The living room is bright and inviting, featuring floor-to-ceiling sash windows with secondary glazing that overlook the parade and fill the space with natural light. Sleek hard wood flooring adds a contemporary touch, while a decorative fireplace serves as a charming focal point. Two ceiling light points ensure ample illumination, and an electric radiator offers efficient, low-maintenance heating for year-round comfort.

Bathroom

The elegant and spacious bathroom is thoughtfully designed for both comfort and style. It features tiled flooring and a raised-level bathtub, perfect for relaxing soaks. A sleek hand basin is set within a modern vanity unit, offering practical storage. The separate walk-in shower is fully tiled and fitted with both rainfall and handheld shower heads for a spa-like experience. Additional features include a low-level flush WC, a heated towel radiator, an extractor fan, and an obscured glass double-glazed window, providing both privacy and natural light.

Primary Bedroom

This beautifully appointed bedroom boasts a floor-to-ceiling sash window with secondary glazing that floods the space with natural light, highlighting the elegant hard wood flooring. High ceilings with thoughtfully positioned light points enhance the sense of space and airiness, while an electric heater ensures year-round comfort. Adding to the appeal is a separate dressing room, providing a private and practical space for wardrobe storage and personal organisation.

En-Suite Shower Room

The beautifully styled en-suite is fully tiled for a sleek, modern finish and features a generously sized shower enclosure with a luxurious rainfall shower. A white ceramic hand basin with a contemporary mixer tap is set above a practical vanity unit, offering both form and function. Additional touches include a low-level flush WC, a heated towel radiator for added comfort, and ceiling spotlights that provide crisp, clean lighting.



Second Bedroom

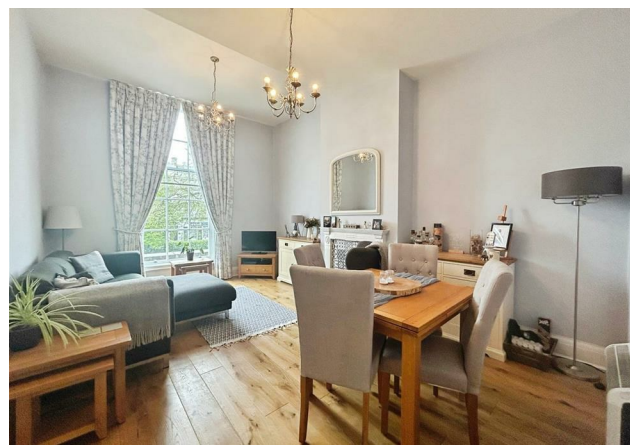
The room is completed with a small double-glazed window to the rear elevation, allowing natural light to brighten the space. Hardwood flooring adds warmth and character, while recessed spotlights in the ceiling provide sleek, modern illumination.

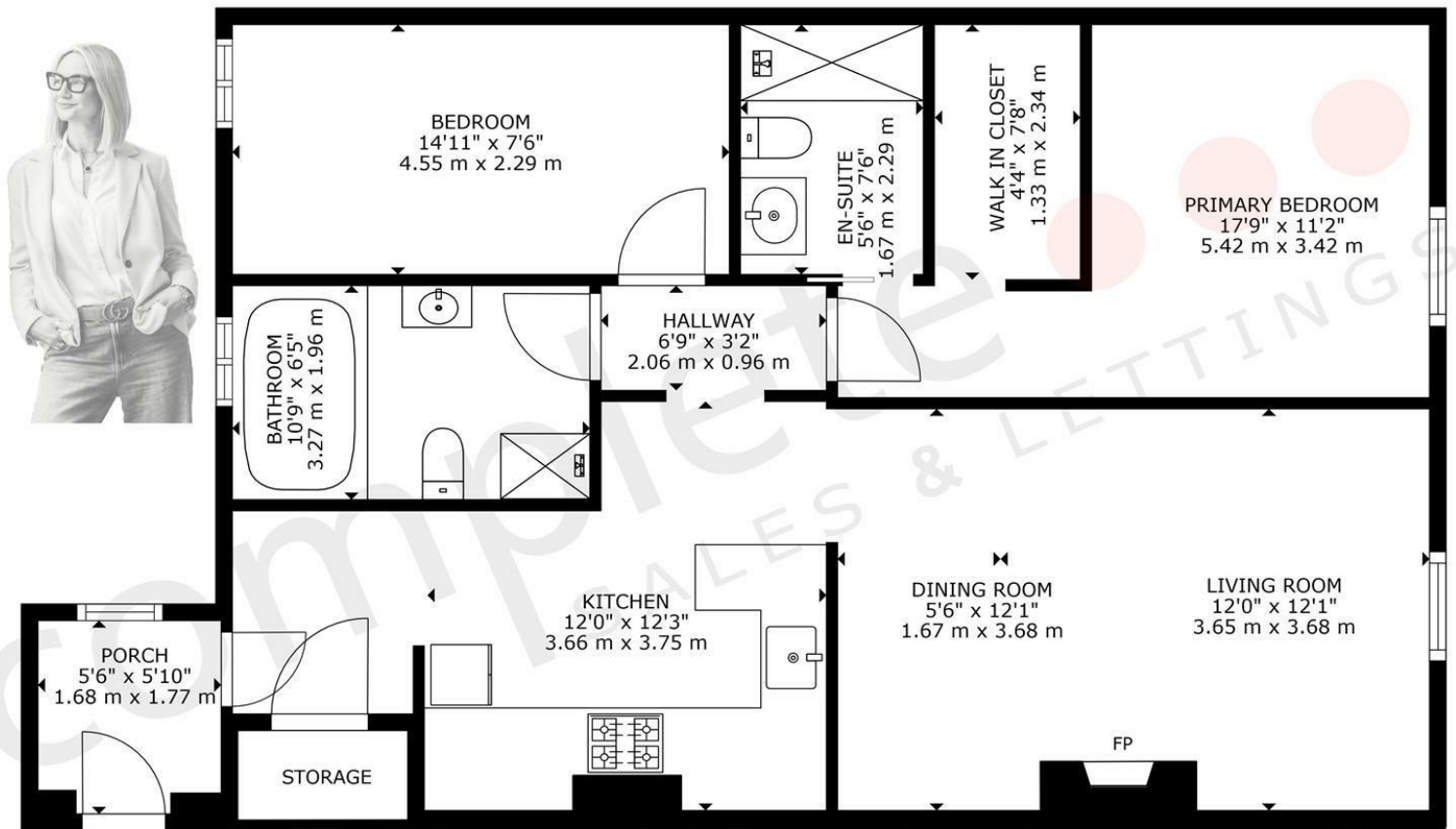
Communal Roof Terrace

The building also benefits from a small communal roof terrace, ideal for enjoying the warmer months and taking in the surrounding views.

Location

A stylish modern apartment block, in the heart of Leamington Spa, seconds from the vibrancy of The Parade, walking distance from the train station, from which hourly fast trains run to London Marylebone. Convenient for everything Leamington Spa has to offer - with its beautiful tree-lined avenues and parks and historical architecture. There is a great choice of diverse high street & boutique shops, 'spoilt for choice' restaurants, café's & bars, offering unique shopping, dining, recreational and cultural experiences. Leamington offers a range of excellent private and state schools. Leamington has recently been voted one of the most desirable places to live in the UK and is renowned for London commuters settling here, not just down to the station but the convenience of the close by M40 motorway networks.





FLOOR PLAN

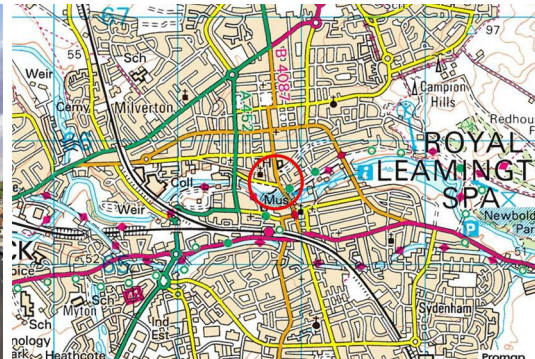
complete ●●●
SALES & LETTINGS

GROSS INTERNAL AREA
FLOOR PLAN: 865 sq. ft, 80 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



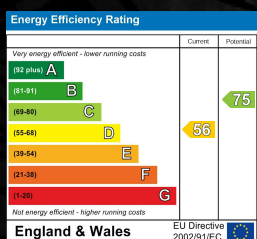


- Town Centre Location
- Close To Train Station
- Spacious Living Room
- Ideal First Time Buyer Property
- Beautifully Presented Throughout
- Two Spacious Bedrooms
- Contemporary Kitchen
- En -Suite To Master
- Communal Courtyard Garden
- No Chain



PARADE, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

complete ● ● ●
 SALES & LETTINGS