



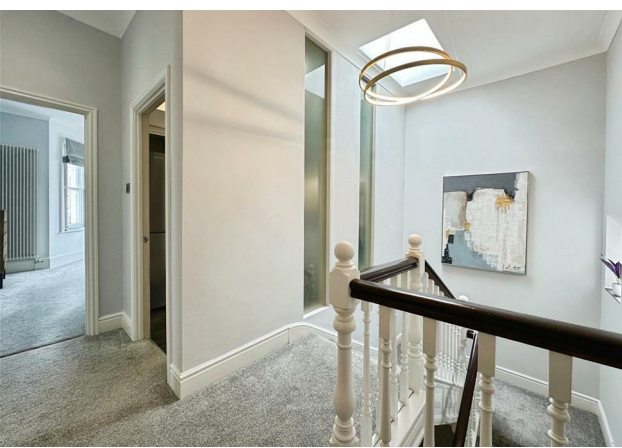
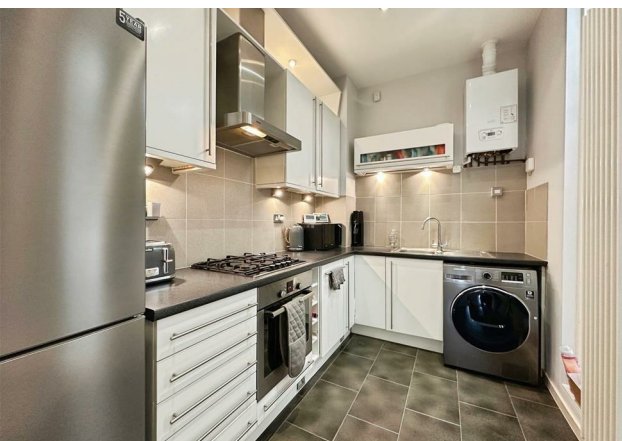
RADFORD ROAD, TOWN CENTRE

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SALES & LETTINGS









A beautifully presented and stylish first-floor apartment, set within a striking Victorian conversion on the corner of Radford Road and St Mary's Road—in Leamington Spa's sought-after conservation area. Ideally located just a short stroll from the train station, vibrant town centre, and picturesque parks. The apartment boasts its own private entrance hallway with a staircase leading up to the apartment and access down to the well-maintained communal cellars. Inside, the property features a lounge diner with an elegant sash bay window, a contemporary fitted kitchen, two well-proportioned bedrooms—one also with a sash bay window. Also a modern shower room. Tastefully decorated throughout with new flooring, the apartment benefits from allocated off-street parking, no onward chain, and a superb long lease of approximately 151 years. A perfect blend of period charm and modern convenience.

It's in the details

#### Communal Entrance

A main storm porch entrance to a vestibule for entrance to 2 apartments.

#### Entrance Hall

Through the entrance door is a tiled hallway which has a carpeted staircase that leads to the apartment, but this is a great, useful area, with a radiator, useful for maybe bikes, but also has access to a Cellar (Not owned)

#### Landing

Very stylish landing with two large frosted windows to the kitchen and one large frosted window through to the bathroom. There is two timber exterior windows and a high-level Velux window. Modern chrome switches and sockets, radiator, downlighting, coving and a loft hatch to the communal loft space (Which no other apartments have access to), modern doors to the lounge/diner, kitchen, two bedrooms and the bathroom.

#### Lounge Diner

A spacious lounge diner which has been plastered, decorated and has a new carpet. Has an original Victorian sash bay window to the front of secondary glazing side sash window with secondary glazing. There are two radiators and modern crown sockets.

#### Kitchen

Fitted with a white gloss kitchen with long brushed chrome handles, which includes drawers, cupboards and high-level units. There is a fitted oven, a four-ring gas hob with an extractor. There is a tall white radiator, downlighting, dark worktops with space for a washing machine and there is a single bowl stainless steel sink mixer tap, tiled splashback and a wall-mounted gas boiler. Two tall frosted windows to the hallway.

#### Bedroom One

Very spacious double bedroom, with high ceilings and a bay timber sash window that has secondary glazing to the front. There is a radiator and the room has been re-plastered, decorated and has new carpets.

#### Bedroom Two

A double 2nd bedroom, which has a timber sash window to the front with secondary glazing and there is a radiator. The room has been re-plastered, decorated and has a new carpet.

#### Shower Room

A fully tiled shower room, with a large hand basin, a mixer tap, a concealed waste toilet, large tiled boxing with LED lighting, a fitted mirror cabinet, a large walk-in glass shower enclosure with a mains thermostatic shower, and downlights. Tiled floor and a chrome towel radiator.

#### Parking

There is an allocated parking space to the side of the property





#### Cellar /Loft

The property has access to a cellar and loft, but it is not owned by the apartment.

#### Other information

The Gas boiler is only six months old

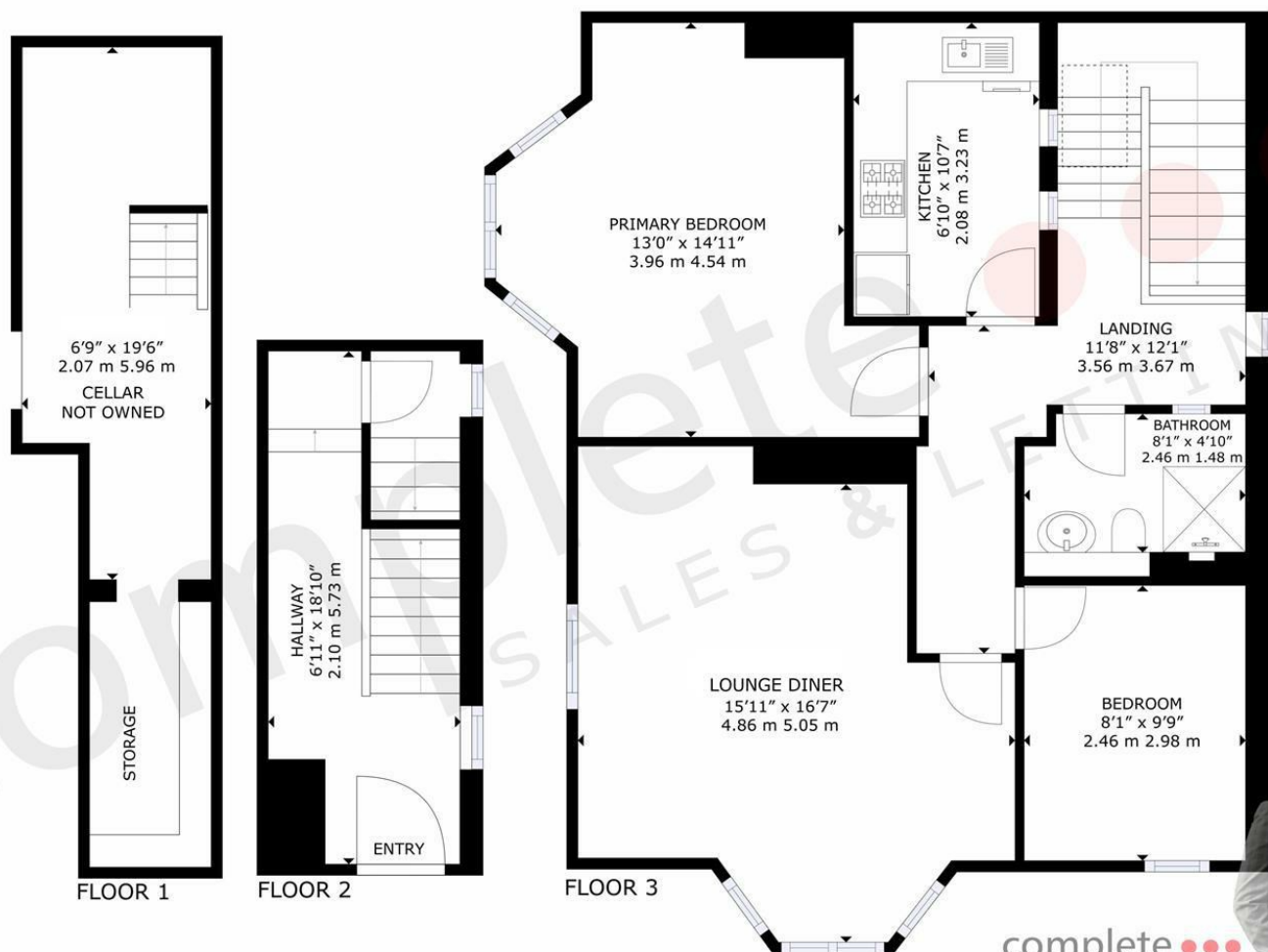
The property has 151 years' lease remaining and there's an agreement of £50 per apartment for maintenance.

#### Location

Located on the corner of Radford Road & St Mary's Road, this Victorian property is believed to date from the 1880s- close to St Mary's Church, in a highly regarded residential address. Sought-after conservation area, walking distance from Leamington train station and the Grand Union Canal, which are wide, tree-lined roads in a desirable location, walking distance from Leamington station. Leamington Spa is famous for its Jephsons Gardens on the banks of the River Leam and throughout the town there is 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 and Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins),







GROSS INTERNAL AREA  
 FLOOR 1: 121 sq. ft, 11 m<sup>2</sup>, FLOOR 2: 139 sq. ft, 12 m<sup>2</sup>  
 FLOOR 3: 796 sq. ft, 73 m<sup>2</sup>,  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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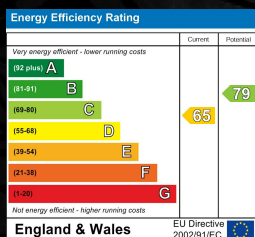
- Beautiful Apartment
- Two Double Bedrooms
- Access To A Communal Cellar
- Kitchen & Stylish Shower Room
- Long Lease 151 Years

- Victorian Conversion
- Hallway & Stairs
- Bay Fronted Lounge/Diner
- Allocated Parking
- No Chain



## RADFORD ROAD, LEAMINGTON SPA

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



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