



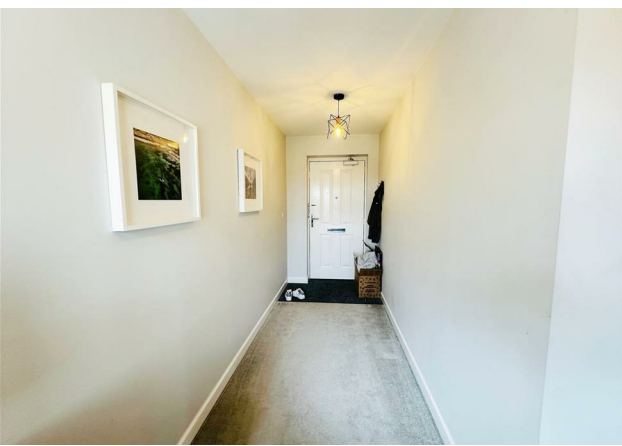
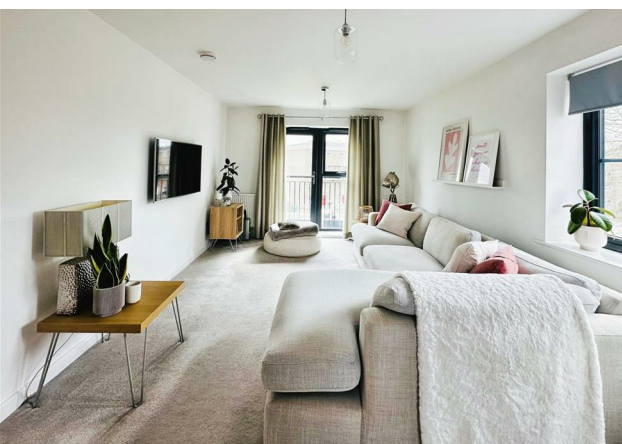
ANGLIA GARDENS, SYDENHAM

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SALES & LETTINGS









This modern and beautifully presented top-floor apartment, constructed in 2017, is nestled within the highly sought-after Union Park development, just off St. Mary's Road. Located within walking distance of Leamington Spa's vibrant town centre, this stylish one-bedroom home is part of a well-maintained purpose-built block with secure intercom access. The apartment features a spacious hallway, an open-plan lounge, kitchen, and dining area with a Juliet balcony, a generous double bedroom, and a contemporary bathroom. With full uPVC double glazing and gas central heating, the property also includes an allocated parking space and additional visitor parking. Ideal for working professionals, this apartment provides excellent access to the town centre, scenic parks, and Leamington Spa train station, making it perfect for professionals or commuters.

\*\*\*\*\*Available December 2025

\*\*\*\*\*Part Furnished

### Property Overview

#### Communal Entrance

Access the property through a secure intercom system and well-maintained communal entrance. A staircase leads to the second and top floor.

#### Entrance Hall

Step into the spacious hallway featuring door matting, a loft hatch, radiator, and oak doors leading to the lounge, kitchen diner, bedroom, and bathroom. Double doors open to a large storage cupboard with a radiator. The hall is equipped with an intercom system and thermostat.

#### Lounge Diner

This open-plan space boasts an anthracite-colored uPVC double-glazed Juliet balcony with railings and matching window. An additional side window provides ample natural light. The room includes two wall-mounted radiators, two ceiling light fixtures, and a carpet with a bar separating it from the kitchen area.

#### Kitchen Area

The sleek, glossy white kitchen is fitted with chrome handles and modern square-edge worktops. Features include under-counter lighting, a four-ring induction hob, stainless steel splash-back, and extractor fan. Integrated appliances include a washing machine, fridge freezer, wine fridge and oven. A one-and-a-half-bowl stainless steel sink with mixer tap and drainer complements the design. The kitchen also houses a Vaillant eco-fit sustain gas combi boiler, with downlights and a tiled floor adding to the contemporary feel. An anthracite-colored uPVC double-glazed window enhances natural light.

#### Bedroom One

A spacious double bedroom with neutral decor, a radiator, and an anthracite-colored uPVC double-glazed window.

#### Bathroom

Fitted with a modern white suite, the bathroom includes a bath with a glass shower screen, stainless steel taps, and a thermostatic shower. Additional features are a pedestal hand wash basin with a mixer tap, a toilet, a chrome towel radiator, and tiled splashbacks and flooring. There is also an electric shaver point, downlights, and an extractor fan. The bathroom also benefits from a heated mirror with surrounding light.

#### Parking





The property comes with an allocated parking space (No. 16) and access to visitor spaces.

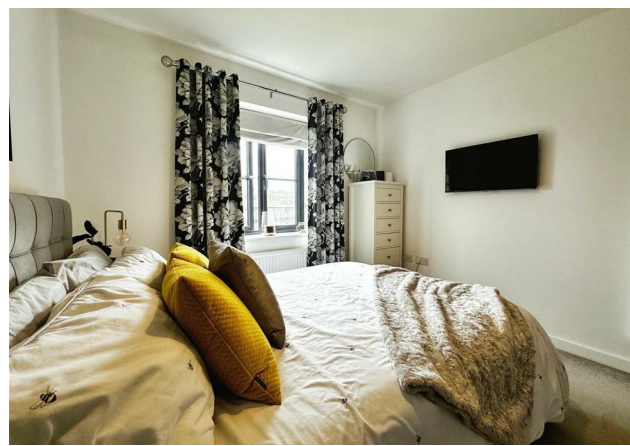
#### Additional Amenities

Communal bins and bike store

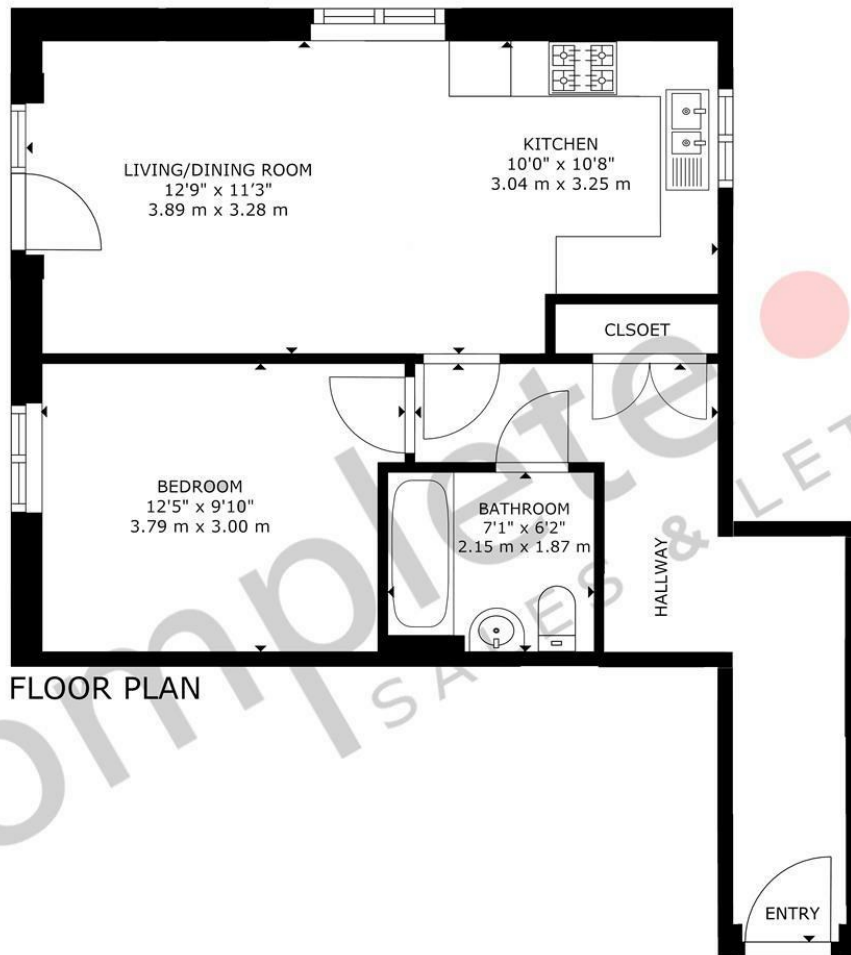
Gas central heating

#### Location

Nestled in the desirable Union Park development off St Mary's Road, this property is conveniently close to local amenities and transport links. It is situated near the town centre and Sydenham, known for its charming canal walks. The location offers easy access to Leamington Spa train station with regular direct routes to London and Birmingham.







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 510 sq. ft, 47 m<sup>2</sup>

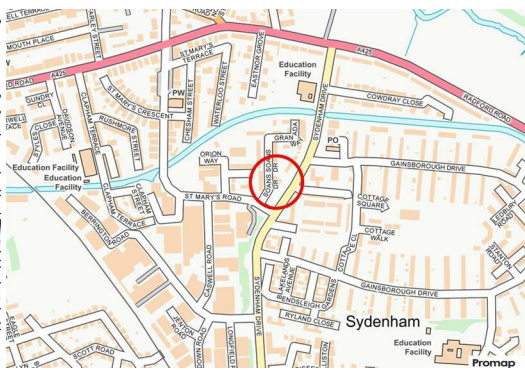






- A Top Floor Apartment
- One Double Bedroom
- Gas Central Heating & UPVC Double Glazing
- Immaculately Presented
- Part Furnished

- Built 2017 & Open Plan
- Council Tax B
- Parking Space
- Lounge/Kitchen/Diner
- Available 14th April 2025



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

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