HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

KINGSLEY HOUSE, 63 HOLLY WALK, LEAMINGTON SPA, CV32 4JG

A UNIQUE OPPORTUNITY TO PURCHASE A BEAUTIFUL MID TERRACE REGENCY PROPERTY BASED OVER FIVE FLOORS IN THE HEART OF LEAMINGTON SPA.

- EXCELLENT INVESTMENT OPPORTUNITY
- POPULAR CENTRAL LOCATION
- COMMERCIAL TENANTS IN SITU
- SEPARATE TWO BEDROOM BASEMENT FLAT - CURRENTLY LET
- FOR SALE ON A FREEHOLD BASIS

Offers invited in the region of £925,000

A five story mid terrace Grade II listed Regency period building, located in the centre of Leamington Spa.

It is a short walking distance from The Parade, The Pump Rooms and Jephson Gardens and located on a tree lined avenue adjacent to the town centre.

Leamington Spa Railway Station is also within easy walking distance where there are regular direct services to Birmingham, London Marylebone and surrounding areas.

The accommodation is laid out on a basement, ground, first, second and third floors with a walled courtyard garden to the rear.

The basement contains a large two bedroom residential apartment, with its own separate access, which has been let out successfully for many years. The other floors are utilised as well presented office accommodation with many of them let to long standing tenants.

Offers are invited in the region of £925,000 for the freehold interest.

Tenure
The property will be sold on a Freehold basis. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

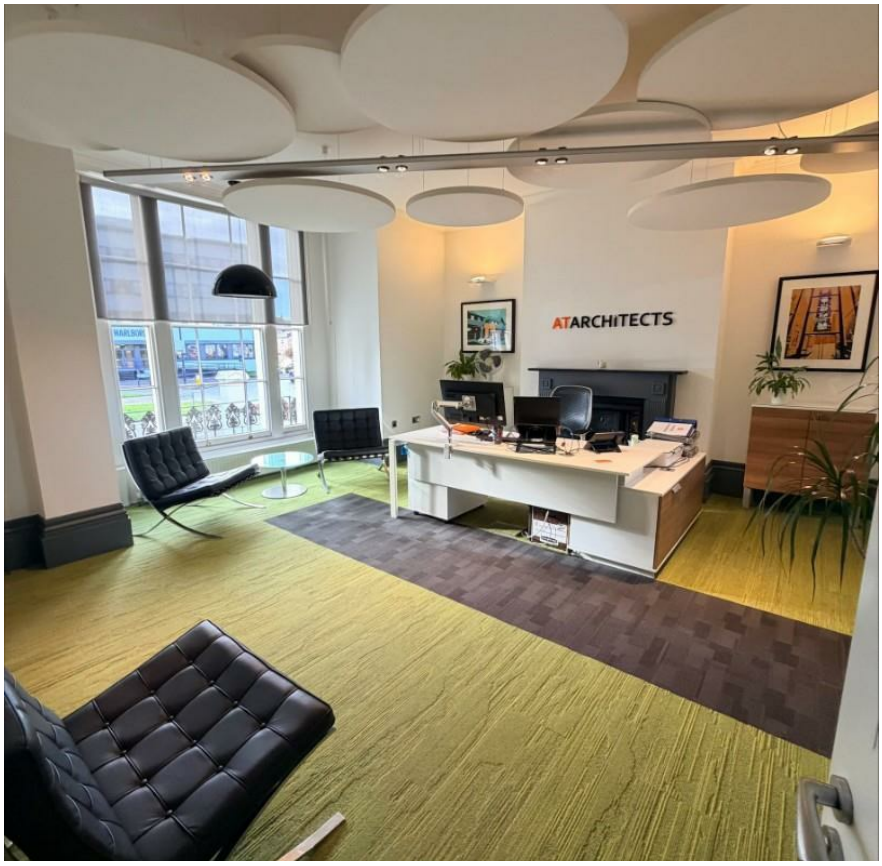
Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

General Information
Services to the property - Mains water, gas and electricity are all connected to the property.

Survey
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Viewings
Strictly by appointment through Hawkesford on 01926 438123

Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.



Reception Area

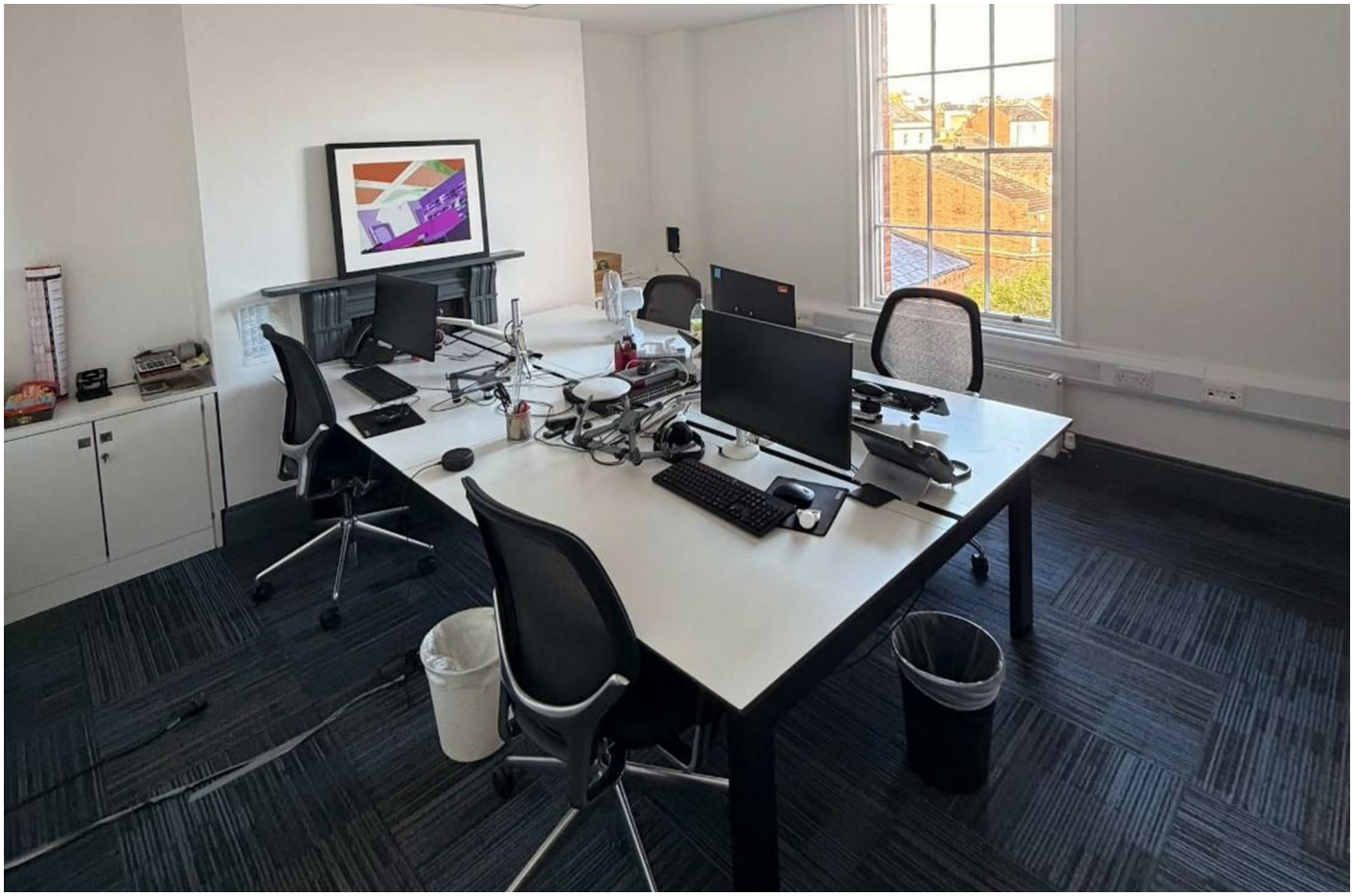
Boardroom

Ground floor kitchen

First Floor Office

Second Floor Office

Second Floor Kitchen



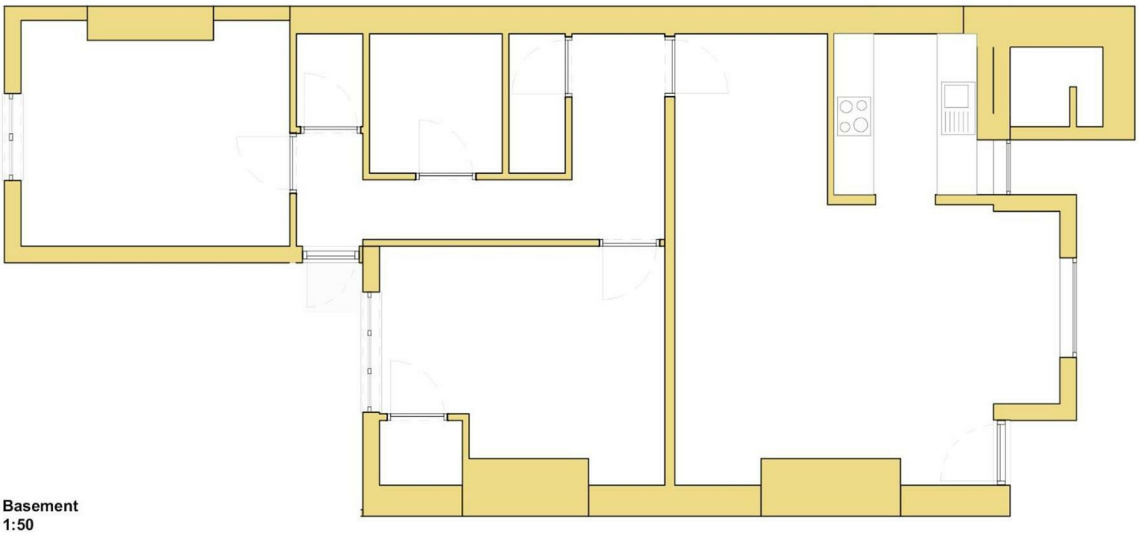
Second Floor Rear Office

Bathroom

Third Floor Office

Enclosed walled garden

Rear Elevation



Basement
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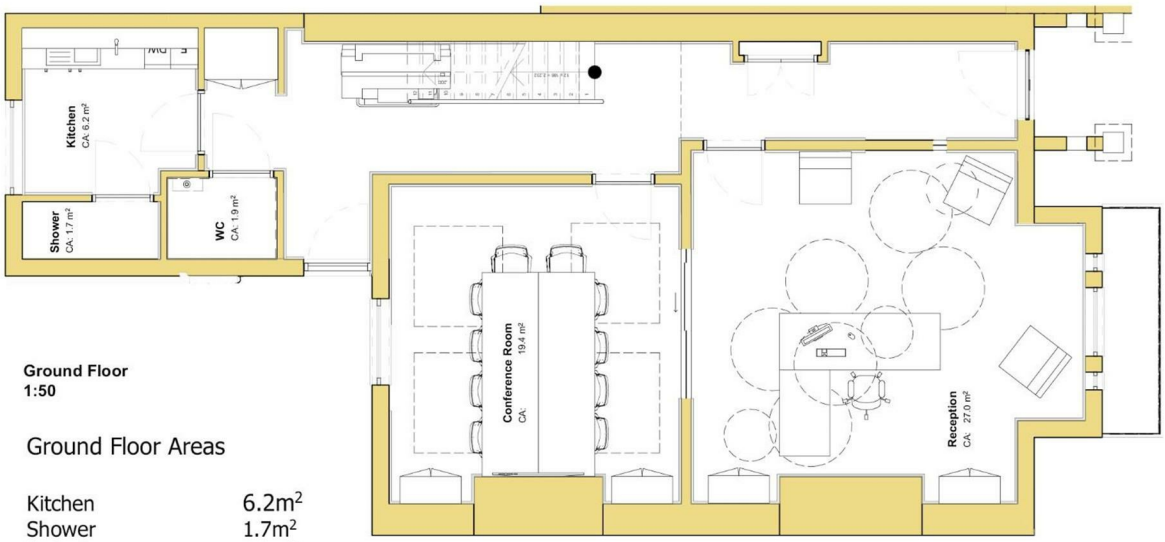
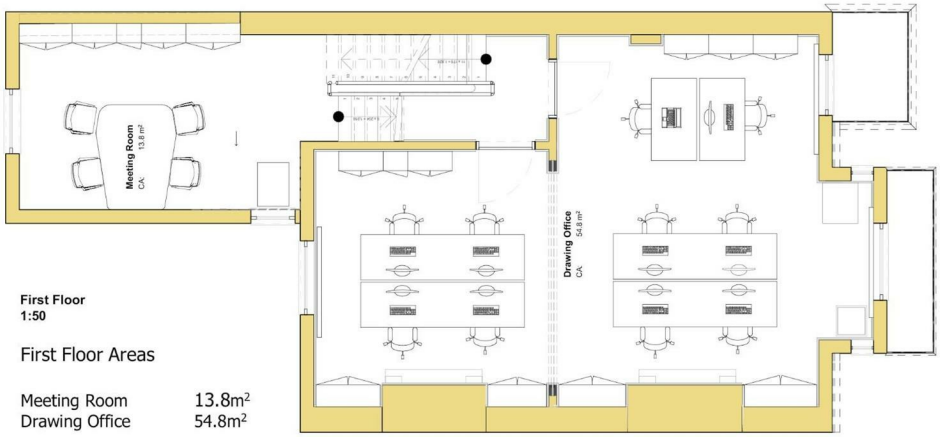
Total Basement Area 81.32m²



Ground Floor
1:50

Ground Floor Areas

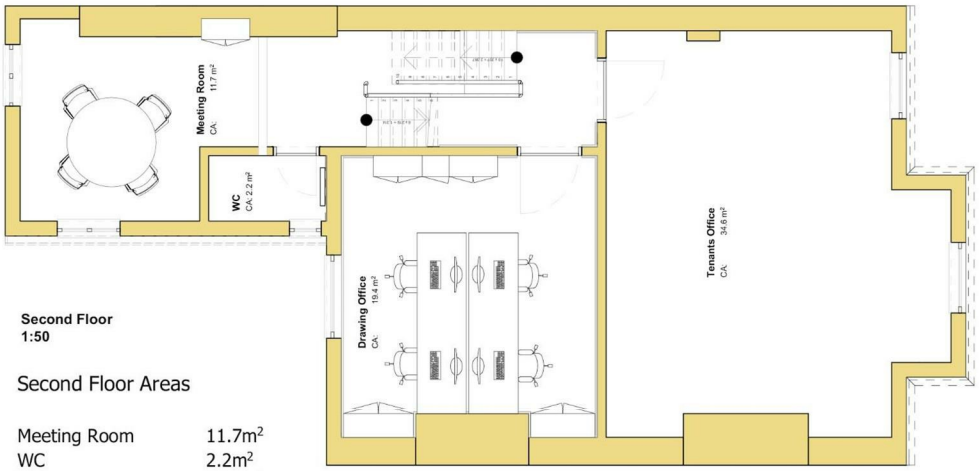
Kitchen	6.2m²
Shower	1.7m²
WC	1.9m²
Conference Room	19.4m²
Reception	27m²
Total Ground Floor	82.31m²



First Floor
1:50

First Floor Areas

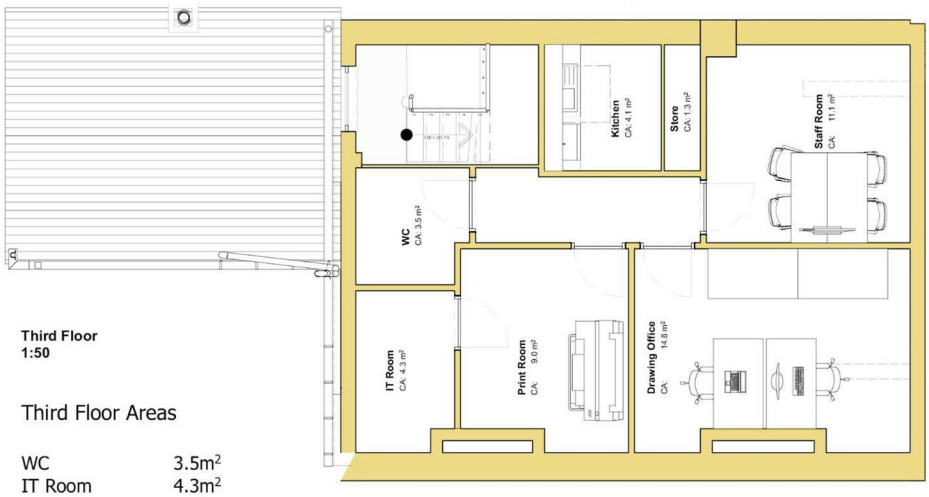
Meeting Room	13.8m²
Drawing Office	54.8m²
Lower First Floor	18.47m²
Upper First Floor	58.91m²
Total First Floor	77.38m²



Second Floor
1:50

Second Floor Areas

Meeting Room	11.7m²
WC	2.2m²
Drawing Office	19.4m²
Tenants Office	34.6m²
Lower Second Floor	18.18m²
Upper Second Floor	59.22m²
Total Second Floor	77.4m²



Third Floor
1:50

Third Floor Areas

WC	3.5m²
IT Room	4.3m²
Print Room	9m²
Kitchen	4.1m²
Store	1.3m²
Drawing Office	14.8m²
Staff Room	11.1m²
Total Third Floor	56.65m²