



KENILWORTH ROAD, TOWN CENTRE

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SALES & LETTINGS





An excellent opportunity to acquire a spacious and stylish two double bedroom apartment set within a stunning period conversion, conveniently located within easy walking distance of the town centre.

The well-presented accommodation comprises a communal entrance hallway, a generous private entrance hall, a fully fitted kitchen, a bright and airy living room, two well-proportioned double bedrooms, and a family bathroom. Externally, the property benefits from a garage en bloc to the rear, along with communal parking to the front. Offered to the market with no onward chain, this property is ideal for both first-time buyers and investors alike.

Entrance Hall

A spacious and welcoming entrance hall featuring high ceilings, ceiling light points, and a central heating radiator. Additional benefits include a video intercom system for guest access and a large double-door storage cupboard, with doors leading to both bedrooms, the bathroom, lounge/diner, and kitchen.

Living/Dining Room

A spacious, fully carpeted lounge/diner featuring impressive high ceilings and three large sash windows overlooking the front elevation, allowing for an abundance of natural light. The room also benefits from a central heating radiator and an attractive electric fire with tiled and timber surround. Two ceiling light points enhance the space, which offers ample room for both comfortable seating and a four-seater dining table—ideal for relaxing and entertaining.

Kitchen

A fitted kitchen offering a range of wall and base units with matching drawers and complementary work surfaces, along with a continuation of the wood-effect laminate flooring. The space includes a central heating radiator, stainless steel double sink and drainer, and a large obscured glass window to the side elevation providing natural light. Further features include a tiled splashback, ceiling light point, four-ring gas hob with oven and grill, extractor fan, and space for a fridge freezer, dishwasher, and washing machine. The kitchen also houses the boiler.

Bathroom

Master Bedroom

A generously sized double bedroom, fully carpeted and featuring a large sash window to the rear elevation, allowing for plenty of natural light. The room benefits from a central heating radiator and ceiling light point, with ample space for wardrobes, a dressing table, and additional bedroom furniture.

Bedroom Two

A second double bedroom, currently utilised as a dressing room and home office, offering versatile accommodation. The room is fully carpeted and features a central heating radiator, ceiling light point, and an obscured glass window to the side elevation.

Parking

Externally, the property benefits from a garage en bloc to the rear, in addition to communal parking available at the front.

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

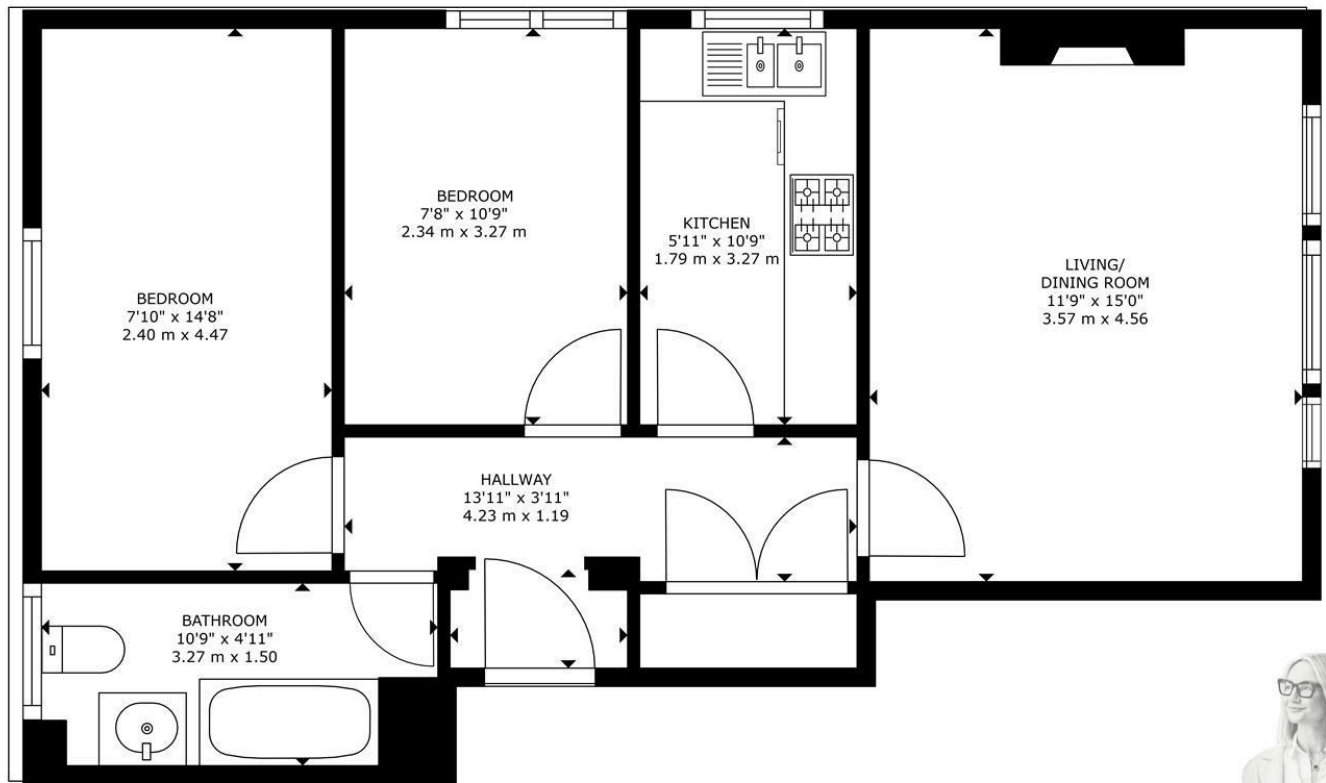


the trendy conservation area.

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.

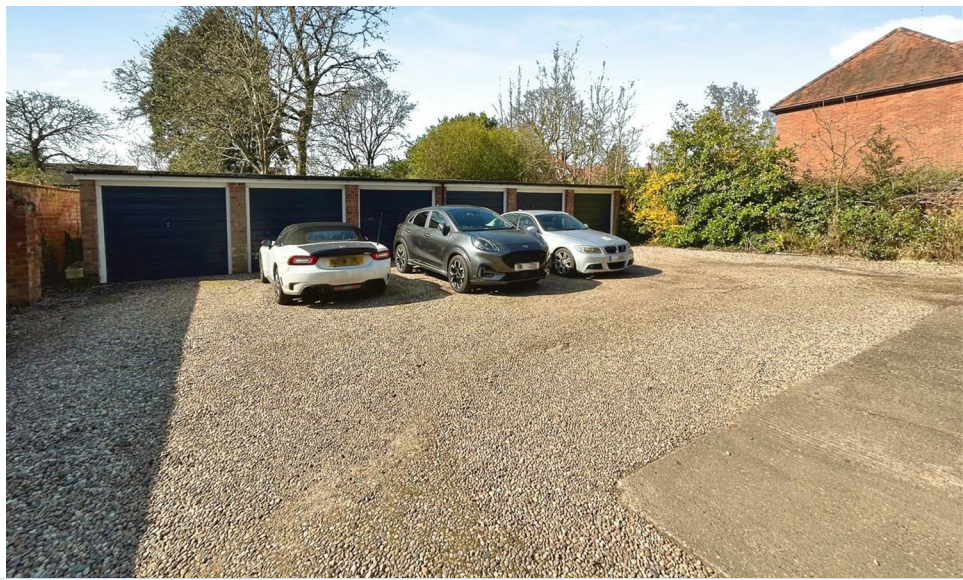
Benefitting from its prime location, this property offers easy access to the town's amenities, as well as excellent transport links. With direct trains to London Marylebone taking just 70 minutes and Birmingham only 31 minutes away, commuting is made effortless. Warwick, Warwick Parkway Station, Stratford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





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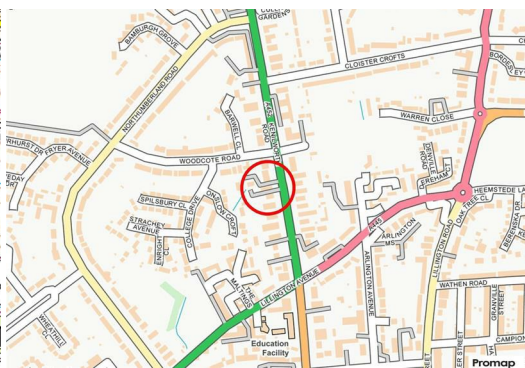
GROSS INTERNAL AREA
FLOOR PLAN: 591 sq. ft, 54 m²
SIZES AND DIMENSIONS ARE APPROXIMATE,
ACTUAL MAY VARY.





- Apartment In Period Conversion
- Fitted Kitchen
- Stylish Bathroom
- Walking Distance To Town Centre
- Ideal First Time Buyer Home

- Two Bedrooms
- Spacious living/Dining Room
- En Bloc Garage
- Off Road Parking
- No Chain



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		
(46-54) E		
(31-45) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales	69	79

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