

BELVOIR!

Guide Price £217,500



Flat 7, 38 Warwick New Road

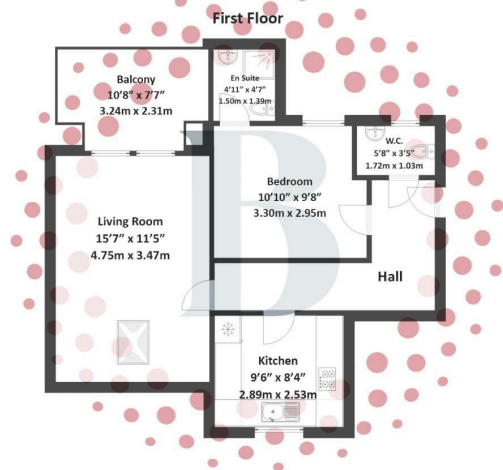
, Leamington Spa CV32 6AA

**** NO CHAIN **** A beautifully presented first-floor apartment situated within an impressive period villa on the highly desirable Warwick New Road, Leamington Spa, featuring a dual-aspect living room, private balcony and well-proportioned accommodation throughout.

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Internal Area 46.53 square metres / 501 square feet (excluding balcony)



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ACCOMMODATION

A beautifully presented first-floor apartment situated within an impressive period villa on the highly desirable Warwick New Road, Leamington Spa, featuring a dual-aspect living room, private balcony and well-proportioned accommodation throughout.

Set within an attractive period residence, this charming one-bedroom apartment combines character with practical, well-designed living accommodation. Ideally positioned between Leamington Spa and Warwick, the property would make a wonderful home for first-time buyers, professionals or those looking for a conveniently located apartment.

Upon entering, you are welcomed by a particularly generous entrance hallway, providing an inviting introduction to the property and access to the principal rooms.

The living room is a standout feature, with beautiful dual-aspect windows allowing natural light to pour in throughout the day. The room offers plenty of flexibility for both comfortable seating and dining, while doors lead directly onto a private balcony, providing a lovely spot to enjoy a morning coffee or unwind.

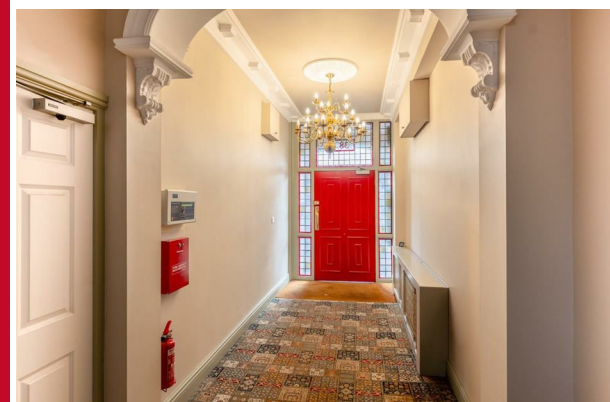
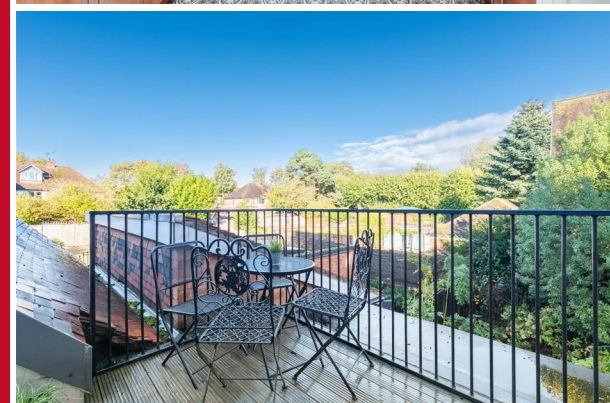
The apartment also benefits from a separate fitted kitchen, offering a practical and functional space for everyday cooking, along with the convenience of an additional WC accessed from the hallway.

The well-proportioned double bedroom offers a comfortable retreat, with the added benefit of its own en-suite shower room.

The combination of attractive period architecture, a thoughtful layout and the added luxury of a private balcony makes this apartment a particularly appealing home in a fantastic location.

Location

Warwick New Road is a highly regarded residential address, ideally positioned between the historic town of Warwick and the vibrant centre of Royal Leamington Spa, offering convenient access to the excellent amenities of both. Leamington Spa is renowned for its beautiful Regency architecture, independent boutiques, popular restaurants, cafés and bars, as well as its attractive green spaces,



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.