



**Connells**

Avenue Road  
Leamington Spa



## Property Description

A rare and exciting opportunity to acquire an exceptional Grade II listed detached villa, ideally positioned within walking distance of Leamington Spa town centre. Extending to approximately 4,700 sq ft, this substantial residence is arranged to provide four self-contained apartments, each with its own private entrance-offering a unique blend of versatility, space, and investment potential.

The accommodation comprises a total of five bedrooms, four well-appointed kitchens, and four bathrooms, thoughtfully arranged across the apartments to provide independent living spaces. Whether utilised as a multi-generational family home, individual rental opportunities, or reconfigured into a grand single dwelling (subject to consents), the scope this property presents is truly remarkable.

Externally, the villa stands proudly behind a generous frontage with off-road parking, while to the rear there are three garages providing further secure parking or storage. The property also benefits from private gardens to both the front and rear, offering excellent outdoor space to complement the impressive interiors.

Offered for sale with no onward chain, this outstanding residence combines size, style, and unrivalled convenience in a highly desirable setting. A short stroll brings you to the vibrant heart of Leamington Spa, with its array of boutiques, restaurants, cafes, and excellent transport links-making this property an unmissable opportunity for discerning buyers.

## Location

Avenue Road is set in a prime location of the historic town of Royal Leamington Spa, which developed from a small village in the late 18th century into a leading health resort with prominent Regency architecture. The street's history is intrinsically linked to Leamington's rise as a fashionable spa and popular tourist attraction. Offering a wealth of original period features, beautiful gardens, and vibrant cultural scene.

## Flat A;

### Cloakroom

Fitted with a wash hand basin and a low level W/C.

### Lounge

Having two radiators and a window to front elevation.

### Kitchen

13' 8" x 9' 5" max ( 4.17m x 2.87m max )

Fitted with wall and base with work surfaces over, incorporating a stainless steel sink and drained unit. Providing space for appliances and two windows to rear elevation.

### Bedroom One

15' 6" x 18' ( 4.72m x 5.49m )

Double bedroom having a gas feature fire place, a radiator, laminate flooring and a window to front elevation.

### En-Suite Wet Room

Three piece suite, fitted with a wash hand basin, a shower and a low level W/C. Having tiled flooring and a window to side elevation.

### Bedroom Two

12' 8" x 15' 4" ( 3.86m x 4.67m )

Double bedroom benefitting from a walk-in wardrobe, a radiator and a window to side elevation.

### En-Suite

Three piece suite, fitted with a wash hand basin, shower cubicle and a low level W/C. With a window to side elevation.

### Flat B; Lounge

13' 8" max x 15' 7" max ( 4.17m max x 4.75m max )

Having a radiator and a window to front elevation.

## Kitchen

6' 2" x 12' 8" ( 1.88m x 3.86m )

Fitted with wall and base units, whilst providing space for appliances.

## Bedroom

12' 5" x 15' 4" ( 3.78m x 4.67m )

Consisting of a radiator and a window to front elevation.

## Bathroom

Three piece suite fitted with a wash hand basin a bath with mixer taps and a low level W/C. With a radiator and a window to side elevation.

## Flat C; Lounge

14' 10" x 16' 10" ( 4.52m x 5.13m )

## Study

11' 5" x 11' ( 3.48m x 3.35m )

## Kitchen

12' 2" x 6' 1" ( 3.71m x 1.85m )

Fitted with wall and base units whilst providing space for appliances.

## Bedroom One

11' 5" x 11' ( 3.48m x 3.35m )

Double bedroom.

## Bedroom Two

12' 2" x 8' 3" ( 3.71m x 2.51m )

Double bedroom.

## Bedroom Three

8' 4" x 11' 9" ( 2.54m x 3.58m )

Double bedroom.

## Bathroom

8' 4" x 4' 7" ( 2.54m x 1.40m )

Fitted with a three piece suite.

## Flat D; Lounge

15' 4" max x 17' 1" max ( 4.67m max x 5.21m max )

Consisting of a radiator and two windows to side elevation.

## Kitchen

7' 8" x 11' 5" ( 2.34m x 3.48m )

Fitted with wall and base units whilst providing space for appliances. With a window to rear elevation.

## Bedroom

10' 5" x 7' 9" ( 3.17m x 2.36m )

Double bedroom.

## Bathroom

Three piece suite fitted with a wash hand basin, bath and a low level W/C.

## Basement

38' 7" x 32' 2" plus recess ( 11.76m x 9.80m plus recess )

## Garden

Mainly laid to lawn with access to the garages.

## Parking

Driveway to the front providing off road parking.

## Garages

9' 8" x 18' 4" ( 2.95m x 5.59m )

Connells advise an internal inspection of the three garages has not yet been carried out.

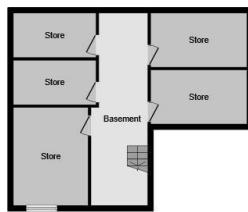
## Agent's Note

There is a sitting tenant in Flat C with a tenancy agreement that dates pre 1980. You will need to take further advice from your legal representative on this. Each individual Flat has a Council Tax Band B.









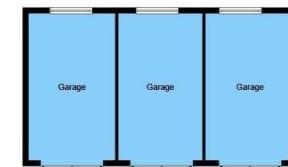
**Basement**



**Ground Floor**



**First Floor**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating:  
Exempt  
Council Tax  
Band: B

Tenure: Freehold

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