



GUIDE PRICE  
**£159,950**

**Kenilworth Road**

Leamington Spa, CV32 5TE

## PROPERTY SUMMARY

A beautifully positioned top-floor apartment within a landmark Grade II listed building, enjoying elevated views across The Parade, adjoining tennis courts and surrounding green space.

Originally a grand hotel, this impressive period building was thoughtfully converted into apartments in the early 2000s, with works completed in 2004. Today it seamlessly blends historic character with modern living, offering the charm of a heritage property without compromising on comfort or convenience.

Set on the top floor, the apartment benefits from peaceful living with no neighbours above, enhanced privacy and far-reaching outlooks across one of the town's most desirable locations. The sense of space is immediately apparent, with a generous internal area of approximately 519 sq ft – unusually spacious for this style of apartment – complemented by an exceptional amount of built-in

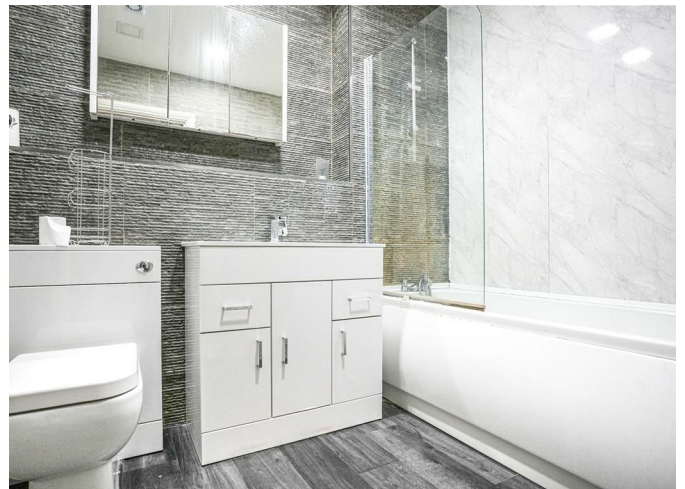
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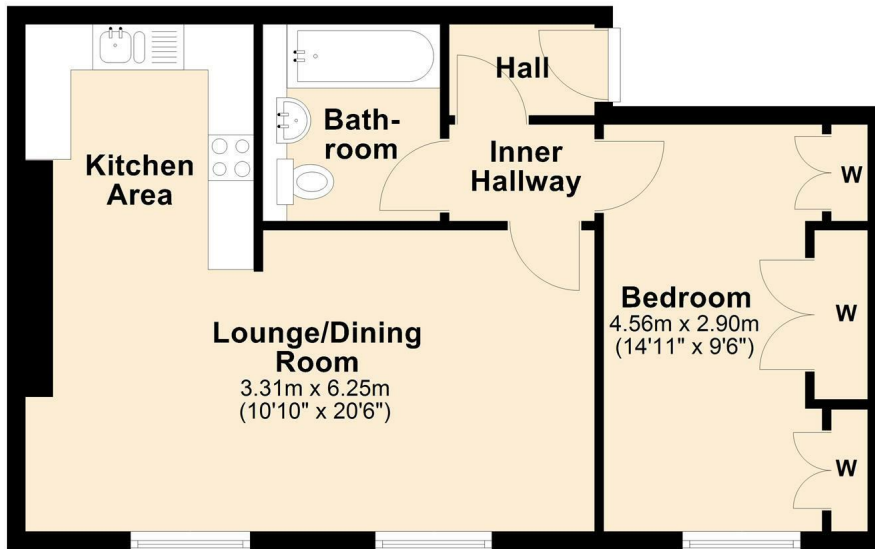
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### Third Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



Total area: approx. 48.2 sq. metres (519.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
8a Regent Street  
Leamington Spa  
Warwickshire  
CV32 5HO

**OFFICE DETAILS**  
01926 354 400  
leamington@handlesproperty.co.uk  
www.handlesproperty.co.uk