

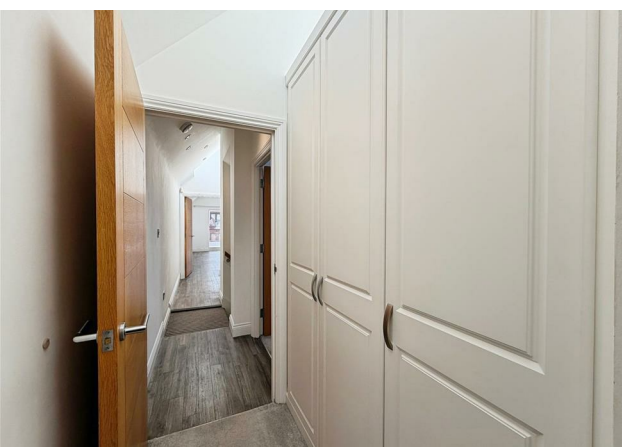


ALVESTON PLACE, LEAMINGTON SPA

complete ●●●
SALES & LETTINGS



This purpose built coach-house mews property is ideally situated within a gated development in the centre of Leamington Spa and with secure allocated parking provides a wonderful opportunity for someone wishing to enjoy town centre living. The property is entered via a private front door which leads up to the first floor single level accommodation. The central hallway gives access to all rooms, the main feature being a large open plan kitchen, diner/living room with high ceilings and double doors onto a Juliette balcony. There is a master bedroom with ensuite bathroom, a second bedroom and a family bathroom with double size shower. Externally there is a covered allocated parking space and individual store area.



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Gated Entrance

The development is entered through an electric gateway onto a block paved area which joins to the property, where you will find the front individual front door with the number 5.

To the left of that is an allocated parking space which is under canopy and also benefits from a an enclosed store.

Hallway & Landing

The hallway has a door mat and a heater, with a feature striped carpet leading up the stairs with a timber handrail and downlights. The landing joins all rooms, it has a grey Amtico floor throughout and polished panelled contemporary oak doors with stainless steel door furniture. There are stainless steel light switches and sockets throughout the property. On the landing there is an entry phone system and an alarm panel. The heating is controlled throughout with digital controls.

Kitchen, Living Room and Diner

The lounge kitchen diner is one of the main features of this property that has a wonderful high ceilings, reaching to nearly 3.5m high. There are down-lights, wall lights and a continuation of the Amtico flooring throughout. The ceiling features four electrically operated Velux windows each with electrically operated blinds. The kitchen has cream gloss units and grey quartz worktops, with plenty of storage and a very large recessed stainless steel sink and a glass splash-back. There is a large central island unit which houses more storage and the wine fridge. There is a single electric oven, a four ring gas hob, a feature extractor, a built-in washer dryer, a full-size dishwasher and integrated fridge freezer. This area also benefits from French doors with glazed side panels opening onto a Juliette balcony.

Master Bedroom

The master bedroom has a triple fitted wardrobe at the entrance, with double hanging and shelves inside, opening out into the bedroom area which is carpeted in pale grey carpet and has an electrically operated Velux window, with an electrically operated blind.

Master En-Suite

The en-suite has contemporary feature tiles in grey & white, a bath with a shower over, a 'rain water' shower head and a separate handset. A vanity sink unit with a drawer under, a WC and a large tiled shelf and a fitted large feature mirror. There are down-lights, an extractor fan and an electrically operated Velux window.

Bedroom Two

Bedroom Two has a double wardrobe with single full height hanging shelves and double hanging inside, opening out into the bedroom area which is carpeted in pale grey carpet and has an electrically operated Velux window with an electrically operated blind.



Store Room

The storeroom houses the boiler and electrical switch fuse board and Alarm unit

Location

Located in central Leamington Spa, in easy walking distance from Leamington station. Leamington Spa is famous for its Jephsons Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafes, restaurants, bars and activities for all ages. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).

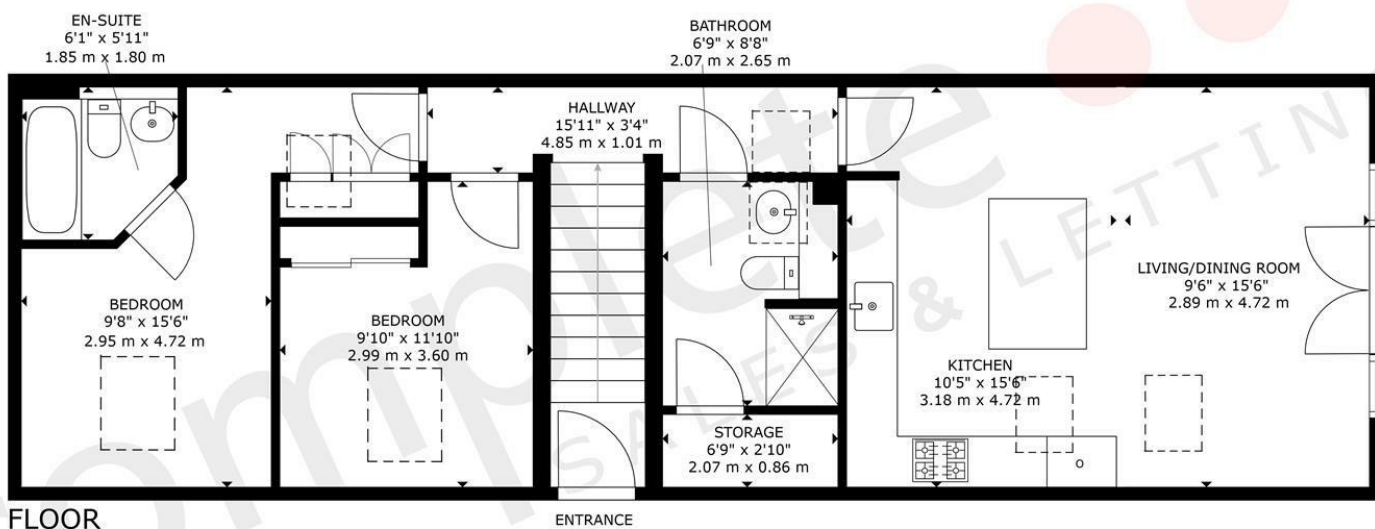
Useful Information

Freehold & freeholder of Common Parts of the development- current service charge for 2026 £498.12 per property

Responsibilities – The Management company is responsible for the following:

- Running and maintenance of the gate
- Common area electric, i.e. the external lighting
- Common areas
- Insurance



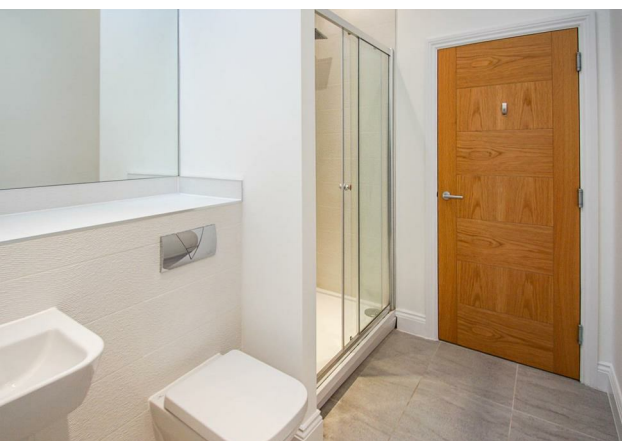


FLOOR

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GROSS INTERNAL AREA
FLOOR PLAN: 808 sq. ft, 75 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

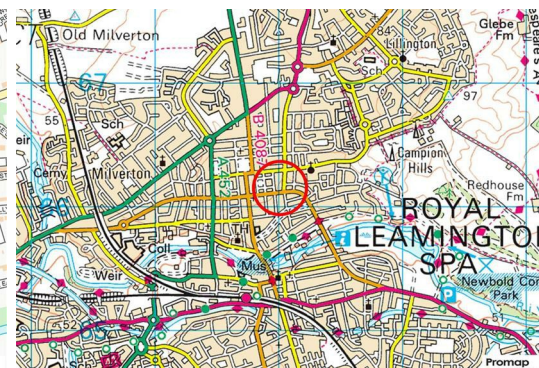
The Leamington Property Expert





- Coach House
- Two Bathrooms
- Secure Allocated Parking
- Lounge/ Kitchen/ Diner
- Central Leamington Spa

- Two Bedrooms
- Gated Development
- Vaulted Ceilings
- High Specification
- Private Entrance



ALVESTON PLACE, 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	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
71	71

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