



**26 Walton Court, Lillington Road**

Leamington Spa, CV32 5DL

  
**Spa Estates**  
— est. 1986 —









































## 26 Walton Court

### Exceptional Luxury Penthouse Apartment in the Prestigious Gated Development of Audley Binswood retirement village.

Occupying an enviable position within the highly regarded development, this substantial 3-bedroom penthouse apartment offers over 1,200 sq ft of beautifully appointed accommodation, set within one of North Leamington Spa's most sought-after residential locations.

The property combines spacious contemporary living with the convenience of secure, low-maintenance surroundings. Benefiting from lift access, optional allocated parking and attractive communal grounds, this impressive apartment is the perfect retirement property.

#### Location

Walton Court is situated on the prestigious Lillington Avenue, a tree-lined avenue renowned for its elegant architecture and convenient proximity to Leamington Spa town centre.

Residents enjoy easy access to an excellent range of independent retailers, cafés, restaurants and leisure facilities, whilst nearby Jephson Gardens, The Parade and the town's vibrant cultural scene are all within easy reach.

The property is exceptionally well placed for commuters, with Leamington Spa Railway Station providing direct services to Birmingham, London Marylebone and beyond. The A46, M40 and M45 are also readily accessible.

#### Accommodation

The apartment is approached via a secure communal entrance with video entry, lift and staircase access to all floors.

Internally, the accommodation has been thoughtfully designed to maximise both space and natural light, with generously proportioned reception areas creating an ideal environment for both everyday living and entertaining.

A spacious open-plan living and dining area forms the heart of the home, featuring double doors to a private balcony.

A contemporary fitted kitchen featuring a range of high-end integrated appliances and ample storage.

The bedroom accommodation is particularly impressive, providing excellent flexibility for guests, home working or family visits. The principal suite benefits from fitted storage and a luxurious en-suite facility, whilst additional bedrooms are served by a stylish family bathroom.

#### Outside

Walton Court enjoys beautifully maintained communal gardens and attractive landscaped surrounding. Allocated resident parking (additional cost payable to Audley Binswood)

#### Overview

- Exclusive apartment development
- Prestigious North Leamington Spa address
- Approximately 1,238 sq ft of accommodation
- Secure communal entrance
- Lift access
- Spacious living accommodation
- Contemporary fitted kitchen
- Principal bedroom suite
- Allocated parking (at additional cost)
- £60 per month to spend in restaurant/bar
- Landscaped communal grounds
- Excellent transport links

#### Tenure

Leasehold 125 years from 1<sup>st</sup> Nov 2013 (112 years remaining)

Fees (to 1 March 2027) Monthly management: £1259.24

Annual ground rent: £500

A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%).

#### Location: Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th-Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

**Services:** Mains water, gas, electricity, drainage and telephone.

**Local Authority:** Warwick District Council.

#### Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

**Website:** spaestates.com



## **Audley Binswood Retirement Village – An Overview**

Located on the prestigious Binswood Avenue in North Leamington Spa, Audley Binswood is widely regarded as one of the Midlands' premier luxury retirement developments. Set within beautifully landscaped grounds and centred around the magnificent Grade II listed Victorian Gothic Binswood Hall, the village offers independent retirement living combined with first-class leisure, hospitality and care facilities.

Originally constructed in 1847 as a private school and designed in the style of Oxford colleges, Binswood Hall has been carefully restored and converted to form the heart of the retirement village, retaining much of its historic character while incorporating modern amenities and services.

### **Location**

The village occupies an enviable position within the Royal Leamington Spa Conservation Area, just a short walk from the town centre, Jephson Gardens, The Parade, the Royal Pump Rooms and the town's extensive range of independent shops, cafés, restaurants and cultural attractions. Residents enjoy the convenience of town-centre living while benefiting from a secure and tranquil environment.

### **The Audley Club**

A key attraction of Audley Binswood is the exclusive Audley Club, which all property owners automatically become members of. The club provides a range of leisure and wellness facilities rarely found within retirement developments.

#### **Facilities include:**

- Fully equipped fitness studio
- Heated swimming pool
- Relaxation area
- Hair salon
- Spa and beauty treatment rooms
- Physiotherapy services
- Fitness classes and wellbeing programmes
- Owners' swimming sessions
- Personal training opportunities
- Regular classes include Pilates, Yoga, Aqua Aerobics, strength and mobility sessions, dancing and chair-based exercise classes designed to support healthy and active lifestyles.

### **Whittle's Restaurant & Bistro**

Situated within the grand surroundings of Binswood Hall, Whittle's Restaurant and Bar Bistro serves as a social hub for residents and visitors alike. Open daily, the restaurant offers:

Seasonal menus using locally sourced ingredients

Traditional Sunday lunches / Afternoon teas / Informal bistro dining / Coffee and drinks throughout the day / Private dining and social events

Residents can entertain family and friends on-site, making it an attractive alternative to travelling into town.

## **Community and Lifestyle**

One of the major benefits of life at Audley Binswood is the strong sense of community. The village hosts a wide variety of owner-led and organised events throughout the year, encouraging residents to remain socially active and engaged. Facilities include:

- Residents' lounge
- Library
- Social events and clubs
- Interest groups
- Wellness activities
- Seasonal celebrations and gatherings

The village is designed to enable residents to maintain their independence while enjoying the reassurance of a supportive and like-minded community.

### **Guest Accommodation**

For visiting family and friends, Audley Binswood provides luxury guest suites that can be reserved by residents. This allows visitors to stay within the village without compromising the privacy of the resident's own home.

### **Care and Support**

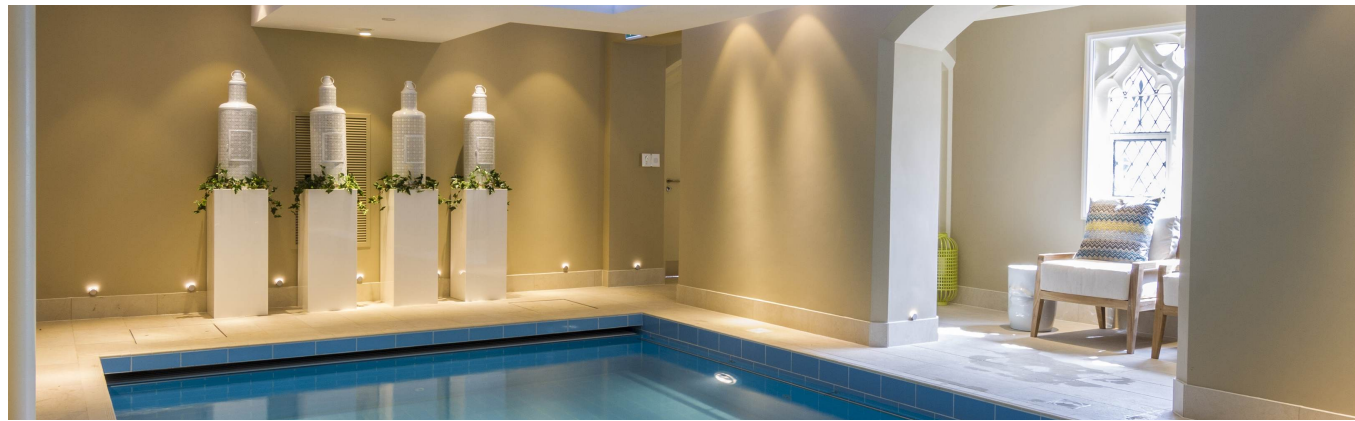
Although Audley Binswood is primarily designed for independent living, residents can access flexible care services through Audley Care should their needs change over time. Care packages can be tailored to individual requirements, ranging from occasional assistance to more comprehensive support, enabling residents to remain in their own home for longer.

### **Security and Peace of Mind - Residents benefit from**

- Secure village environment
- Emergency response services available 24/7
- On-site management team
- Property and grounds maintenance
- Landscaped communal gardens
- Lift access and accessible design features throughout the development

### **Why Buyers Choose Audley Binswood**

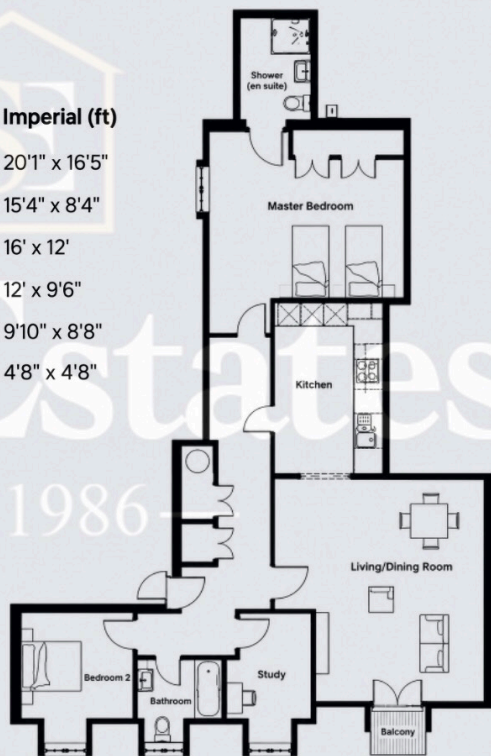
Audley Binswood appeals to buyers seeking a premium retirement lifestyle without sacrificing independence. The combination of luxury accommodation, historic surroundings, wellness facilities, restaurant-quality dining, care provision and a central Leamington Spa location makes it one of the most desirable retirement villages in Warwickshire. Many residents are attracted by the opportunity to downsize from larger family homes while enjoying a secure, maintenance-free lifestyle and access to exceptional facilities on their doorstep.



**Internal Measurements**

	Metric (m)	Imperial (ft)
Living/Dining Room	6.11 x 5.01	20'1" x 16'5"
Kitchen	4.68 x 2.55	15'4" x 8'4"
Master Bedroom	4.89 x 3.65	16' x 12'
Bedroom 2	3.66 x 2.89	12' x 9'6"
Study	2.99 x 2.63	9'10" x 8'8"
Balcony	1.41 x 1.41	4'8" x 4'8"

**Total Sq.ft 1,229**



ⓘ This floor plan has been produced in good faith by the selling agent and is provided as a general guide only. It should not be used for architectural, building regulations or planning purposes. © Spa Estates

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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