



HANDLES

PROPERTY

46B RADFORD ROAD

LEAMINGTON SPA



ATTRACTIVE PERIOD CONVERSION

46B RADFORD ROAD,
LEAMINGTON SPA,
CV31 1LZ

An enviable opportunity to acquire this superbly appointed lower ground apartment boasting versatile, well-proportioned accommodation, its own dual entry and access with private garden and off-street parking.

This characterful and spacious 2 bedroom garden flat, forming part of an attractive period conversion on the corner of Radford Road and Clapham Terrace, is located within a short distance of the train station, local schools, Jephson Gardens and Leamington Spa town centre with an excellent range of independent shops, restaurants, and local amenities.







The property provides well-proportioned living space with period charm, private access and attractive garden elements, making it ideally suited to professional purchasers, downsizers, first-time buyers, or investors.

The accommodation affords the following:

Private entrance leading into a welcoming hallway providing access to all principal rooms, with useful storage space and practical circulation throughout the apartment.

A generously proportioned reception room where natural light combines with period character to create an appealing principal entertaining area.

Well-appointed fitted kitchen incorporating a range of base and wall mounted units, work surfaces, and fitted dishwasher. Designed to provide practical day-to-day functionality with ample storage, preparation and dining space. Separate utility/pantry with space to accommodate white goods and kitchen essentials.



A substantial double bedroom with space for wardrobes and additional bedroom furniture. A further bedroom suitable for guests, home working, or family occupation.

Family bathroom fitted with bath, shower, wash hand basin and WC.

The property benefits from its garden flat position and enjoys access to private outdoor space, providing an area for relaxation and entertaining, as well as courtyard style enclosed parking to one side. (Buyers should verify exact ownership and use rights via their solicitor during conveyancing).

Immediate viewing is highly recommended.



KEY FEATURES

Superb Lower Ground Garden Apartment

Charming Sitting Room

Generous sized Breakfast Kitchen
with walk-in pantry

Two Bedrooms
Principle with fitted wardrobe

Bathroom with shower

Small study Room

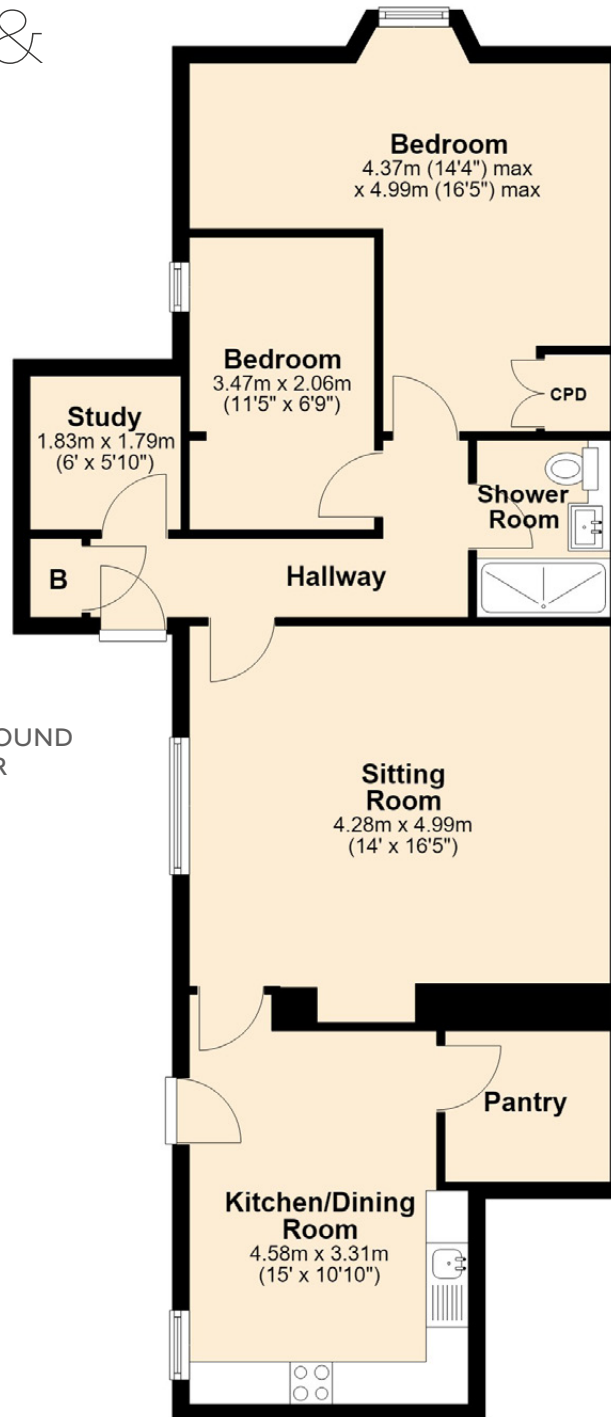
Enclosed Parking

Immediate viewing
highly recommended



FLOOR PLANS & DIMENSIONS

LOWER GROUND FLOOR



Total Area: 80.8 sq. metres. (869.7 sq. feet)

Illustration only and not to scale.



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Leamington Spa,
CV32 5HQ

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DISCLAIMER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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LOCATION



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