

Spacious, first floor apartment

**12 Town House
Kenilworth Road
Leamington Spa
CV32 5TE**



MARGETTS
ESTABLISHED 1806

Price Guide £379,950

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NO CHAIN (please note, the period frontage redecoration is booked for April 2026) Rare & exciting apartment of approx' 1100 ft.² situated on the first floor of this imposing period town centre building with magnificent views over Christchurch Gardens and benefitting from two double bedrooms together with an allocated car parking space. The property is situated in the centre of Royal Leamington Spa and is within very easy walking distance of all the shops, restaurants and amenities.

Front door with camera and telephone intercom system opens into a communal vestibule with post boxes and further door opening into

MAGNIFICENT RECEPTION HALL

with staircase rising to the first floor landing.

PRIVATE ENTRANCE TO THE APARTMENT

Entrance vestibule with coat hooks and Amtico flooring.

RECEPTION HALL

with Amtico flooring and radiator.

MAGNIFICENT OPEN PLAN LOUNGE/DINER/KITCHEN

32'5" x 18'9"

with three magnificent secondary glazed sash windows overlooking Christchurch Gardens, beautiful Amtico flooring, three large radiators, the seller informs us that the fire setting is of solid Italian marble with electric power point, wiring for three wall lights, attractive coving, and doors opening to 2 fitted storage cupboards. Ornamental door way fitted with mirror measuring 9'4" tall x 6' wide.

IN THE KITCHEN AREA

there is a run of roll edge work surfacing incorporating the four ring gas hob and one and a quarter single drainer stainless steel sink unit with mixer tap. Comprehensive range of base units including the electric oven and integrated washer/dryer, full-size Bosch dishwasher. two large cupboards incorporating the integrated fridge and freezer, and range of eye wall cupboards with cooker hood.

MASTER BEDROOM

15'6" x 10'8"

with radiator, period window to the rear of the property, double door fitted wardrobe and door opening to the

ENSUITE SHOWER ROOM

with double walk-in shower cubicle with adjustable shower, wash hand basin, low level WC, heated towel rail, downlighters and extractor fan.

BEDROOM TWO

15'6" x 10'1"

with attractive window to the rear, door opening to airing cupboard housing the gas fire central heating boiler and the measurements include a further double door fitted wardrobe.

APARTMENT BATHROOM

has a white suite with panel bath having mixer tap and tap secured adjustable shower over, WC, wash handbasin, Amtico flooring, towel rail, downlighters and extractor fan.

OUTSIDE AND PARKING

TO THE REAR OF THE PROPERTY

there is a tarmac driveway providing parking and giving access to one allocated car parking space. There is also a small sunken area of patio used by the residents.

GENERAL INFORMATION

We understand the property is leasehold with a 999 year lease starting from 13th July, 2004.

The vendor informs us that the Service Charge is £3,000 per annum. Ground rent is currently £250.00 pounds set in 2004. Reviews are every 20 years, increases are on a formular based on RPI, now and referenced



with it in June 2003.

Freeholders are Hamlin Estates Limited. Managing Agent is for the freehold is Rendall and Rittner.





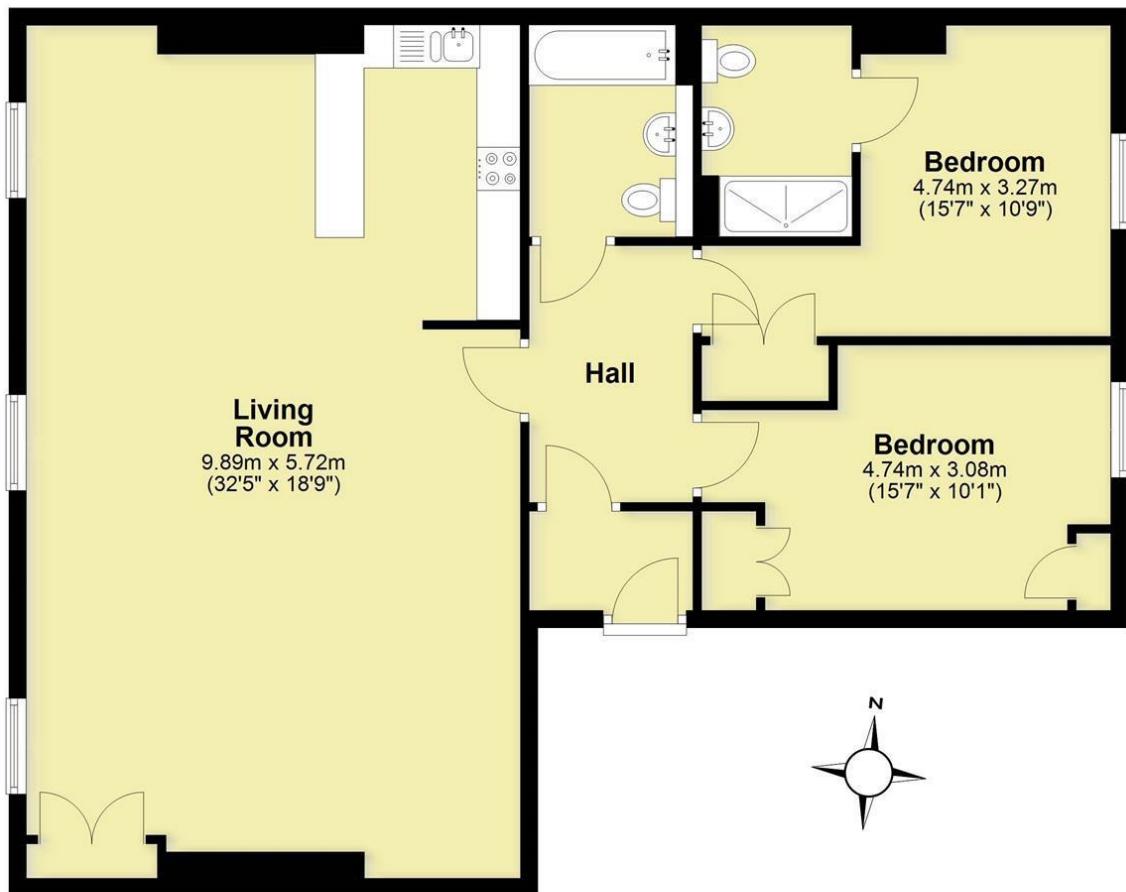


12 The Town House, Kenilworth Road, Leamington Spa.



First Floor

Approx. 103.0 sq. metres (1109.0 sq. feet)



Total area: approx. 103.0 sq. metres (1109.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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

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