

# BELVOIR!

Guide Price £249,995



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Property is personal



## 2 Chapel Court Windsor Street , Leamington Spa CV32 5ER

Located within a beautifully renovated and secure gated complex, this spacious two-bedroom ground floor apartment combines classic charm with modern finishes in one of Leamington Spa's most sought-after residential areas.

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## ACCOMMODATION

Located within a beautifully renovated and secure gated complex, this spacious two-bedroom ground floor apartment combines classic charm with modern finishes in one of Leamington Spa's most sought-after residential areas.

Step into a bright and airy front room featuring dual-aspect sash windows and a versatile nook, ideal for a home office or reading space. This inviting lounge flows into a partially partitioned kitchen and dining area, perfect for everyday living or entertaining. The kitchen is stylishly appointed with integrated appliances, a gas hob, subway tile splashbacks, spotlights, high and low cabinetry, and wooden flooring that continues throughout the property for a sleek, cohesive feel.

Both bedrooms are generous doubles, with the primary bedroom offering an en suite shower room complete with walk-in shower, heated towel rail, and chrome fixtures. A second, well-finished bathroom includes a full-size bath and matching fittings, also with a heated towel rail.

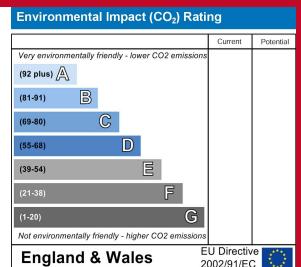
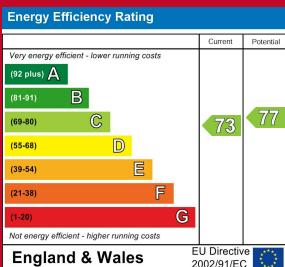
Additional highlights include:

- Private ground floor entrance
- Thoughtfully designed interiors with quality finishes
- Abundant natural light throughout
- Wooden flooring in all living areas

Just a short walk from the town centre, the property enjoys excellent access to Leamington Spa's vibrant mix of independent cafés, restaurants, boutique shops, and leisure facilities. Jephson Gardens and Victoria Park are nearby, offering green space for relaxation and recreation. The train station is easily accessible, providing direct links to Coventry, Birmingham, and London—making it ideal for commuters.

Whether you're a first-time buyer, downsizer, or investor, this apartment offers rare opportunity to enjoy secure, stylish living in one of Warwickshire's most desirable towns.

Parking is on street permit through the council.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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