



'The Rise', Warwick Place

LEAMINGTON SPA, CV32 5DE

Nathaniel Cleaver
The **Leamington Spa** Property Expert





A VERY STYLISH, SPACIOUS & CONTEMPORARY LOWER GROUND FLOOR TOWN CENTRE APARTMENT.

Property at a glance

Lower Ground Floor Apartment In Period Conversion

Two Double Bedrooms

Living Room

Large Kitchen / Dining / Study Area

Bathroom & En Suite

Under Floor Heating Throughout

Walk In Wardrobe / Storage Area & Utility Room

Front & Rear Private Courtyard Gardens

Allocated Parking To The Rear

Close To all Local Amenities, Bars, Restaurants etc.

EPC Rating – C





This property is situated within a large period conversion & within easy walking distance of the array of shops, bars, bistros, restaurants, and coffee shops the town has to offer.

The Apartment itself benefits from its own private entrance and both front and rear private courtyard gardens as well as off road allocated parking to the rear.

In brief the property comprises of, private entrance, front courtyard garden, living room, large open plan kitchen / dining area which also has space for a study and bar area, a walk in wardrobe / store area, large master bedroom with en suite shower facilities, main bathroom, 2nd bedroom with built in wardrobe and direct access to the private rear courtyard garden and utility room.

Further benefits to this property are the fact it has under floor heating throughout, it offers superb entertaining space, and it is being offered for sale with no onward chain.

IF YOU ARE LOOKING FOR TRENDY, MODERN UP MARKET LIVING IN THE HEART OF LEAMINGTON SPA THEN DO NOT MISS OUT - CALL NOW TO VIEW!

Council Tax Band - D

EPC Rating - C

Tenure - Leasehold



“For me this is a superb, stylish Town Centre Apartment & close to everything Leamington has to offer.

The Seller's View

"I love everything about the apartment, it's so convenient having two bathrooms and I love having a private entrance and private courtyard gardens.

My favourite part has to be the large open plan kitchen / dining area, it's fantastic for entertaining, dinner parties or just having a coffee with friends.

It's in a perfect location to walk into the town centre for shopping and socialising with no taxis required. All of the parks are also within easy walking distance and Leamington has beautiful outdoor spaces.



“My favourite part – the open plan entertaining space”

Services

Main water, gas and electric.

Tenure

Leasehold.

Local Authority & Tax Band

Warwick District Council

Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210.

nathaniel@thepropertyexperts.co.uk

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

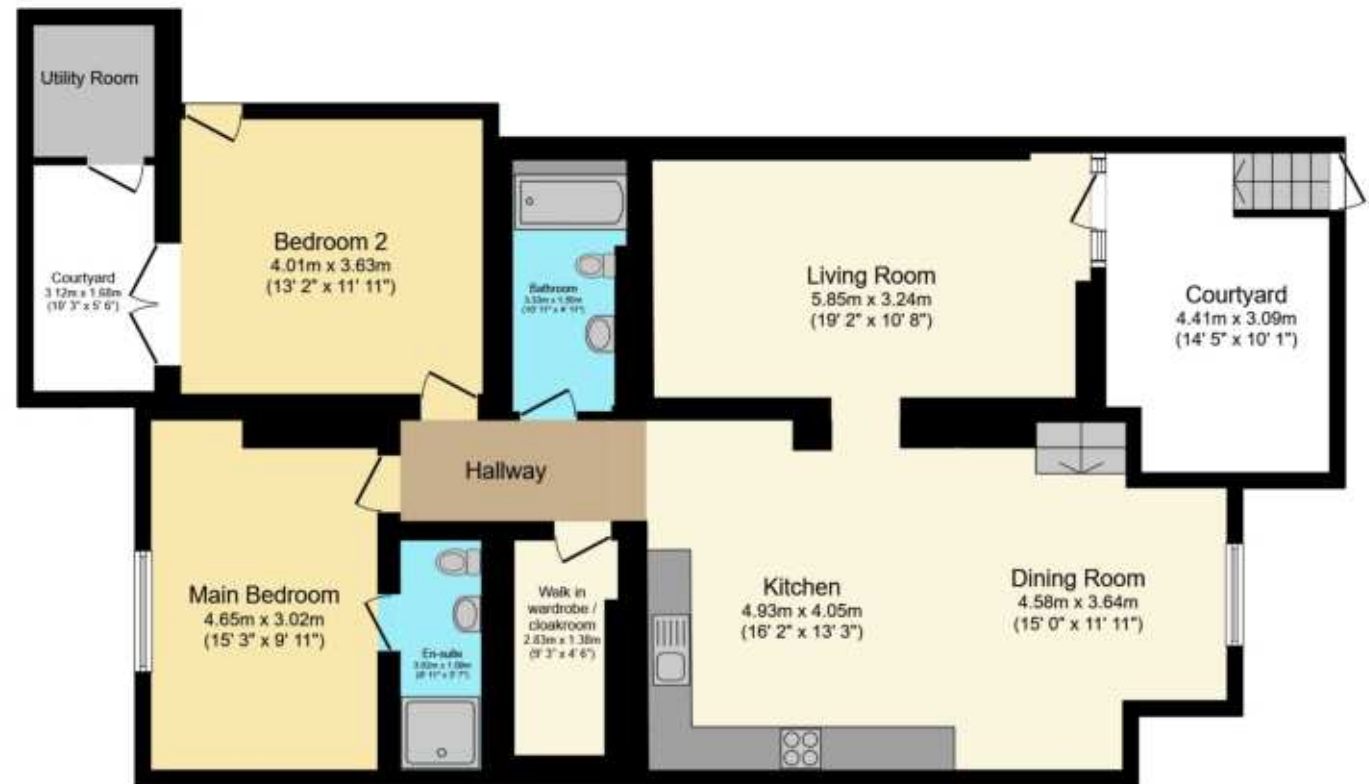
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Amenties/Distances

The property is in the town centre and within easy walking distance to shops, bars, boutiques and restaurants.



Floor Plan

Floor area 110 sq.m. (1,183 sq.ft.)

Total floor area: 110 sq.m. (1,183 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection/s. Powered by www.DroneartHub.co.uk

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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 numbers listed on the brochure.



About the Area

Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west. The largest settlement is Nuneaton



Nathaniel Cleaver

The **Leamington Spa** Property Expert

📞 07793 363210

🌐 thepropertyexperts.co.uk

✉ nathaniel@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



Scan QR code to
to follow me on
social media

