



Connells

Elizabeth Court Beaconsfield Street West
Leamington Spa

Elizabeth Court Beaconsfield Street West Leamington Spa CV31 1EA

for sale offers over
£400,000



Property Description

This charming character home is ideally situated within easy reach of Leamington Spa town centre and tucked away in a small courtyard setting, offering a wonderful combination of character, privacy and convenience. Benefiting from an allocated parking space and being offered for sale with no onward chain, the property presents an excellent opportunity for a range of buyers.

Approached via a private courtyard garden, the front door opens into the entrance hallway with stairs rising to the first floor and access to the impressive open-plan living accommodation. The light and spacious lounge enjoys double doors opening onto the courtyard garden and flows seamlessly into the dining area and fitted kitchen, creating an ideal space for both everyday living and entertaining.

To the first floor, there is a generous second bedroom, a useful dressing room which offers flexibility for a variety of uses, and a well-appointed family bathroom. Occupying the top floor is an impressive principal bedroom suite featuring built-in wardrobes and a private en-suite shower room.

Set in a highly desirable location close to the shops, restaurants, parks and amenities of Leamington Spa, this unique home combines period charm with modern practicality and is offered to the market with the added benefit of no onward chain.



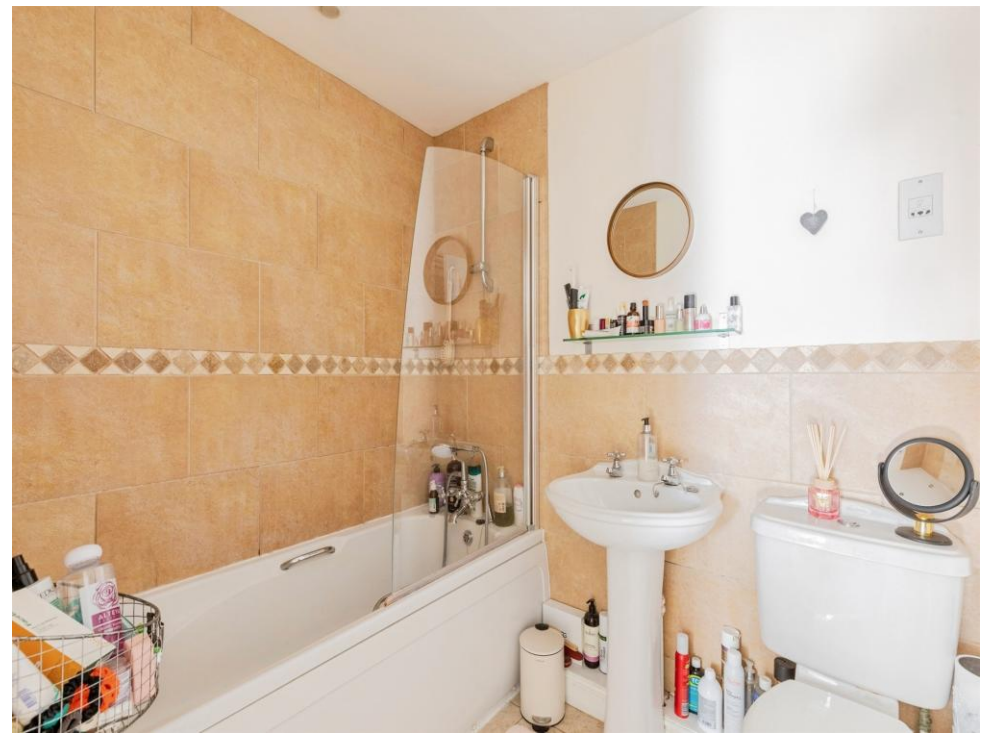
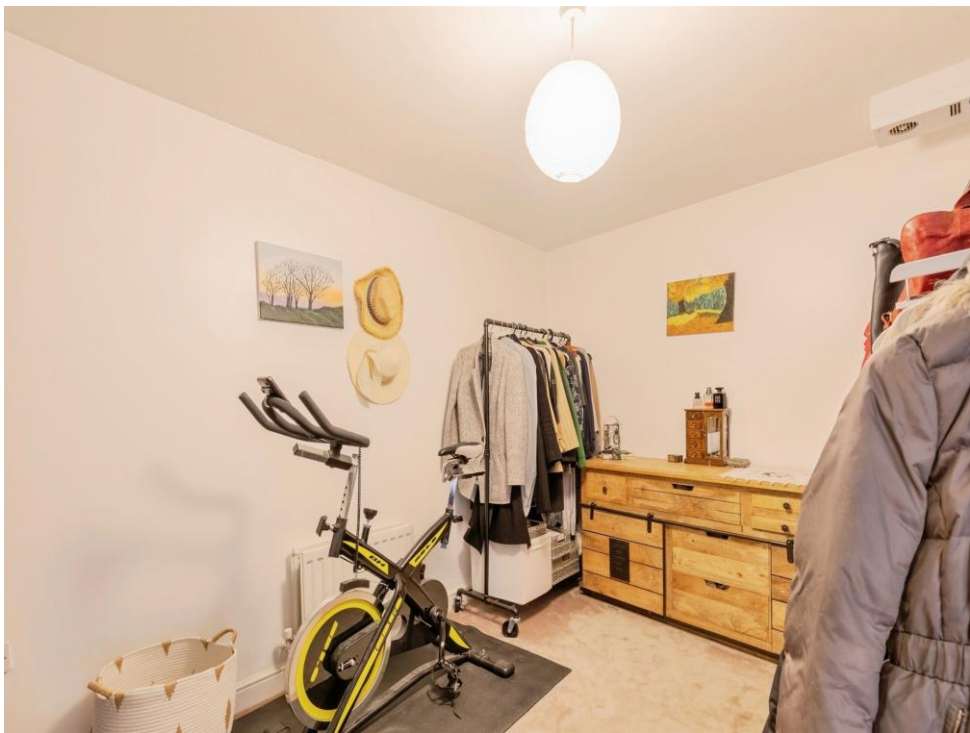
Location

Situated within a quiet courtyard setting on Elisabeth Court, enjoys a highly convenient position just a short distance (approx. 0.7 miles) from Leamington Spa town centre, offering an excellent range of shops, cafés, restaurants, bars and everyday amenities. Residents benefit from nearby supermarkets, healthcare facilities and leisure opportunities, while the popular Parade and Royal Priors Shopping Centre are easily accessible. The property is well placed for families, with a selection of well-regarded schools nearby including St Anthony's Catholic Primary School, St Paul's CofE Primary School and Campion School. For commuters, Leamington Spa Railway Station is within easy reach, providing regular services to Birmingham, London Marylebone and Coventry, while excellent road links via the A452, A425, M40 and surrounding motorway network offer convenient travel throughout Warwickshire and beyond. This sought-after location combines the benefits of town centre living with excellent transport connections and strong local schooling options.

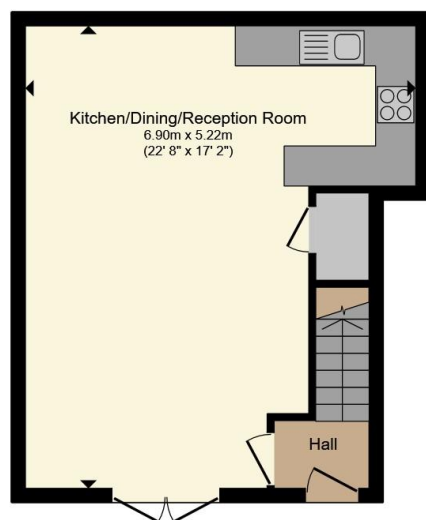
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

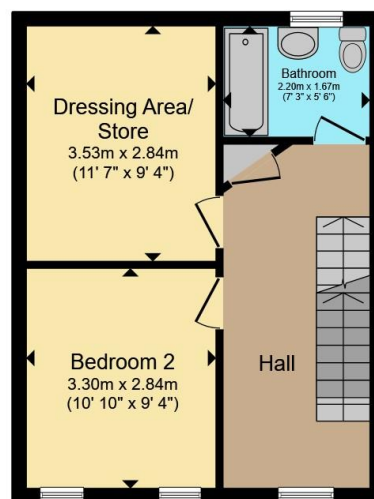




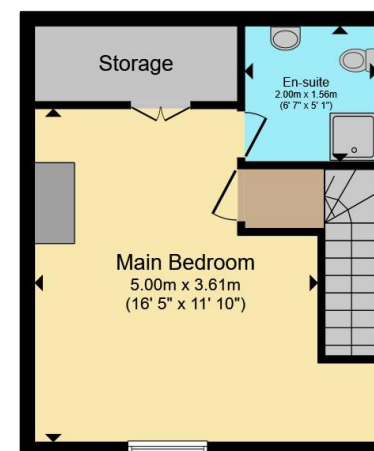




Ground Floor



First Floor



Second Floor

Total floor area 105.0 m² (1,130 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.propertybox.io

Connells

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315692



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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