



**Connells**

Victoria House St. Marys Road  
Leamington Spa



### Property Description

Situated in a highly sought-after location within close proximity to Leamington Spa train station and the town centre, this exceptional top floor luxury apartment is offered for sale with no onward chain, presenting an ideal opportunity for professionals, downsizers, or investors.

The property is accessed via a well-maintained communal entrance hallway, stair access to all floors, providing convenience and security.

Inside, a welcoming entrance hallway leads to a stunning open-plan living and dining area, seamlessly flowing into the modern kitchen to create a stylish and sociable space. From the living area, doors open out onto a private balcony, offering beautiful views over the canal - the perfect spot to relax and unwind.

The apartment further benefits from two well-proportioned bedrooms, along with a contemporary bathroom, all enjoying picturesque canal views, enhancing the sense of tranquillity and luxury throughout the home.

Early viewing is highly recommended to appreciate the location, outlook, and high-quality accommodation this superb apartment has to offer.

### Communal Entrance

Well-maintained communal entrance with stairs leading to all floors.

### Entrance Hallway

Welcoming entrance hallway with two built-in storage cupboards and doors to all rooms.

### Lounge Area

11' 8" max x 12' 7" ( 3.56m max x 3.84m )

Spacious, light and airy lounge consisting of a built-in cupboard housing the central heating boiler and a door leading to the balcony overlooking the canal.

### Kitchen Area

6' 9" x 12' 7" ( 2.06m x 3.84m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising a radiator.

### **Bedroom One**

12' 5" x 10' 7" ( 3.78m x 3.23m )

Double bedroom having a television point, a radiator and a double glazed window to rear elevation.

### **Bedroom Two**

8' 8" x 8' 9" ( 2.64m x 2.67m )

With a television point, a radiator and a double glazed window to rear elevation.

### **Bathroom**

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls and a heated towel rail.

### **Parking**

There is one parking space at the rear of the property.

### **Lease Information**

The property is leasehold with a 99 year lease length commencing from point of sale.

### **Agent's Note**

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge .





**Floor Plan**

Total floor area 59.0 m<sup>2</sup> (636 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1140.60

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA315120](http://connells.co.uk/Property/SPA315120)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Feb 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA315120 - 0007