



WARWICK PLACE, NORTH LEAMINGTON

complete ●●●  
SALES & LETTINGS



"The spacious bedroom with high ceilings & this central large window with 'flower potting' balcony has an iconic Leamington roof-top view! As you would expect it to have being on the second floor of this centrally located Regency Converted building"



A well maintained and improved apartment providing one bedroom accommodation within this attractive Grade II Listed period conversion, convenient to the town centre. Ideal for the first time buyer or investment purposes. A particularly well-proportioned, gas centrally heated top floor apartment comprises; a spacious bedroom with feature window & balcony, lounge/diner, kitchen, bathroom and a car parking space located to the rear. The owner will be applying for a lease extension.



#### Communal Entrance

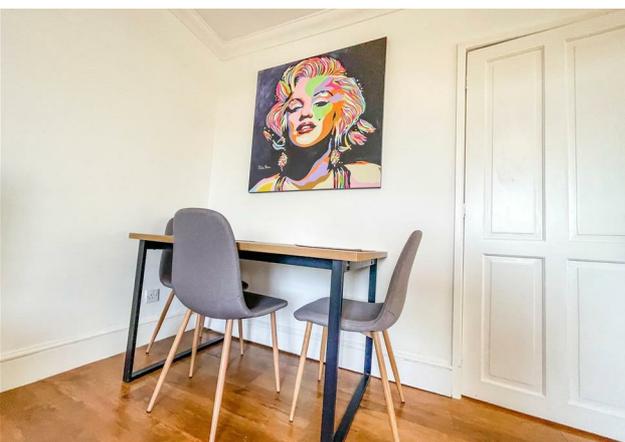
Side access with glazed window, intercom system. Stairs to the second floor.

#### Hallway

Stylish Karndean flooring, radiator, storage cupboard. Intercom.

#### Living Room/ Diner

A nice sized room with timber window to the front, radiator, and built-in shelving. Stylish Karndean flooring.



#### Kitchen

With extensive range of 'handle-less' gloss white fronted base cupboard and drawer units with rolled edge work surfaces, tiled splash backs, high level cupboards, built in NEFF oven and four ring NEFF Induction hob unit with extractor hood over, inset single drainer stainless steel sink unit with mixer tap, appliance space and plumbing for automatic washing machine and spotlights. Stylish Karndean flooring. and timber double glazed window.

#### Bathroom

Fitted with a white suite with some tiling. There is a bath with a thermostatic shower over, vanity storage with sink and a toilet. Window and stylish Karndean flooring.



#### Bedroom

With feature original gothic style window, radiator, spotlights. Fitted wardrobes, new carpet and a small balcony outside.

#### Outside & parking

Gravel allocated parking for 1 car. Rear access and side access to the front. The front is also graveled.

#### Other Information

(APPROX ) 85 years left on the lease, service fees are approx. £1500 a year. The owner will be applying for a lease extension on completion.

#### Location

Situated just west of the town centre, 10-15 minute walk from the train station, from which hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, and bars, offering a unique shopping, dining, and cultural experience. With its stunning architecture, tree-lined avenues, squares, beautiful parks & gardens, a range of excellent private and state schools, making it a highly desirable place to live.





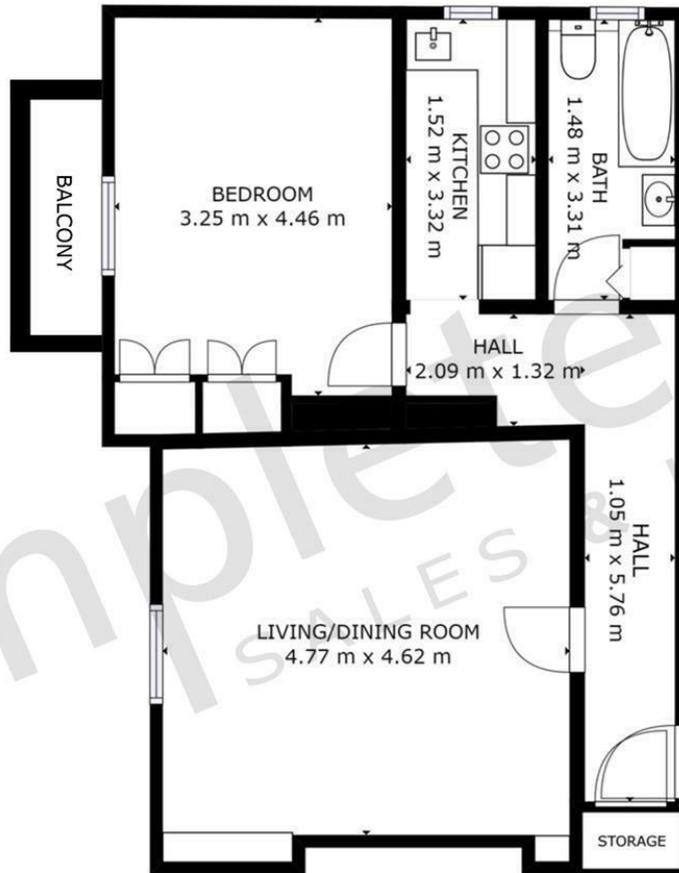
### Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

### Lettings

if you have a property you wish to rent out please call us on 01926 887723 for a free valuation for rental.



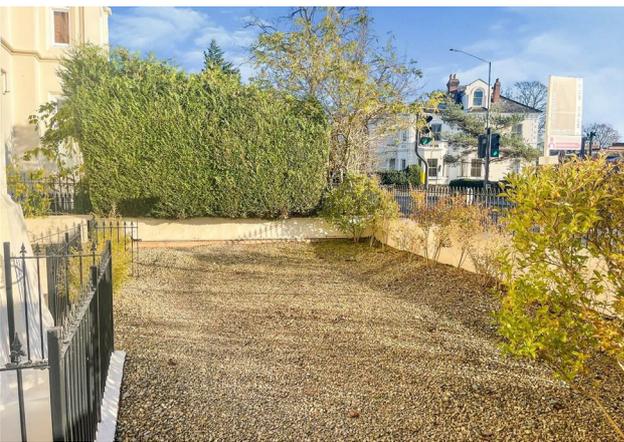


FLOOR 1

656.6 SQFT  
 GROSS INTERNAL AREA  
 FLOOR 1: 61 m<sup>2</sup>  
 TOTAL: 61 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 SALES & LETTINGS





- Second Floor Apartment
- Grade II Listed Building
- Window Balcony
- Parking Space
- Ideal FTB
- One Bedroom
- Lounge/ Diner
- Kitchen
- Close To Town & Train Station
- NO Chain



## WARWICK PLACE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus+ A	
81-91 B	
69-80 C	
61	65
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
 sales@complete247.co.uk  
 www.complete247.co.uk

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