



CHURCH STREET, TOWN CENTRE

complete ●●●
SALES & LETTINGS





A very spacious (652sqft) and stylish lower ground floor apartment, which has a share of freehold (long lease in place) in this Grade II listed Regency building in the very heart of Leamington town centre, facing The All Saints Church and green area. Comprises: Gated outside entrance with storage and this accommodation has a hall, WC, lounge, Breakfast kitchen, bedroom and a private courtyard area. Offered no chain, and is only minutes walk to the train station, parks and lively town centre..

Description

Entrance

As you approach attractive period building on Church Street there is a vote on fence and gate leads into stone steps down to the private entrance door. There is also under pavement storage.

Hallway

Timber with twin glazed panel door leading to the small hallway which has rustic timber effect laminate flooring, light point, and painted panel doors through to the guest WC and the living room.

Guest WC

Continuation of the timber effect laminate flooring, there is a hand wash basin, radiator and a toilet.

Lounge

Good sized living space, which has rustic effect timber laminate flooring, decorative fireplace with painted timber surround, alcove shelving, double wall mounted radiator, original windows to the front with double glazed units.

Kitchen breakfast

Fitted with a dark timber effect kitchen, with both high-level high and low level units, brushed chrome handles, wine rack, MDF worktop with five gas hob, oven and extractor over. There was a one & Half bowl sink with drainer and mixer tap. Space & plumbing for a washing machine, space for an upright fridge/freezer, there is a display cabinet, down-lighting, tiled flooring and a radiator.

Bedroom

A very spacious double bedroom with rustic timber effect laminate flooring, alcove fitted wardrobes, large radiator, doors through to the en-suite bathroom and uPVC double glazed French doors to the private small courtyard.

Bathroom

Fitted with a white suite which includes a p-shaped bath with shower screen and main thermostatic shower, toilet and sink. There is a cupboard with the gas combination boiler.

Courtyard

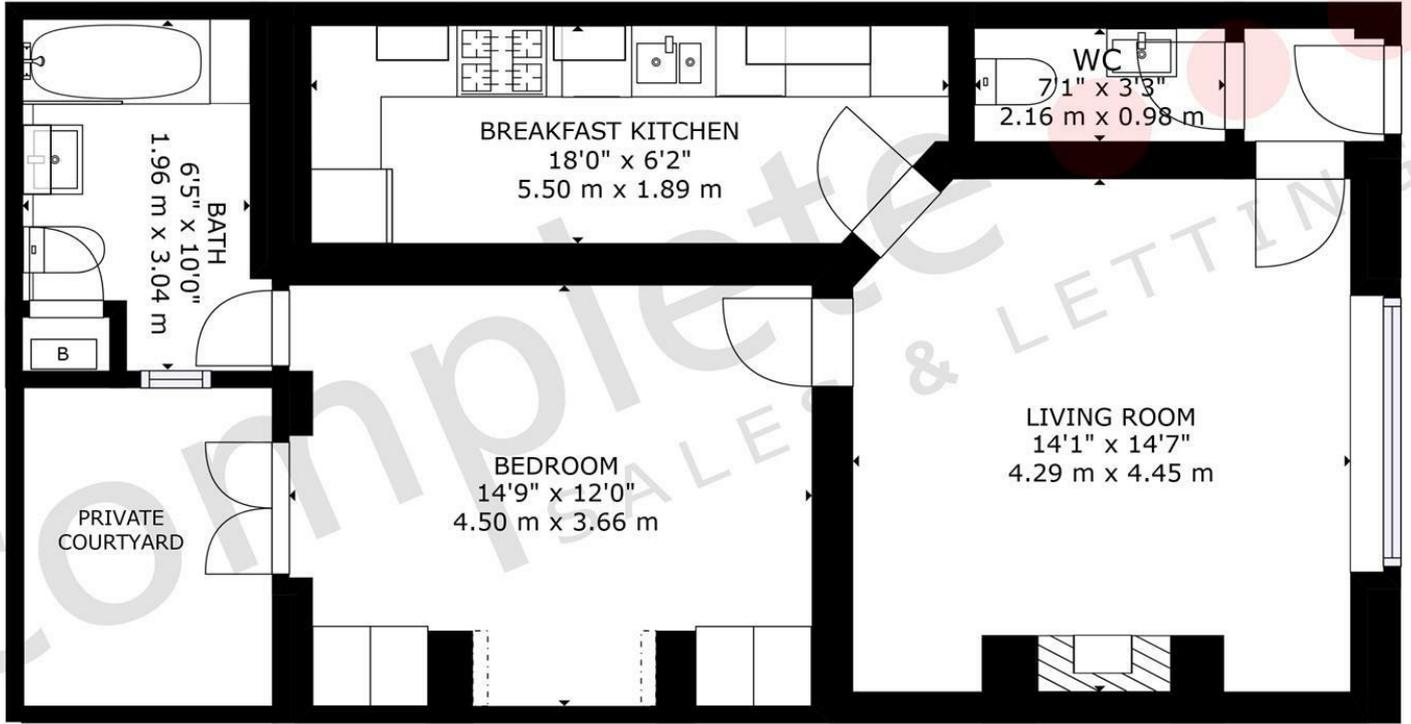
There is a private courtyard suitable for a bistro style table there is a timber deck flooring and some slate there is fire escape also. Outside water tap



Location

This Georgian conversion is situated in an ideal location for the town facing the All Saints Church. Dating from circa 1815 this property is in a sought after conservation area, walking distance from train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam which is moments walk from Church Street. Throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).





FLOOR 1

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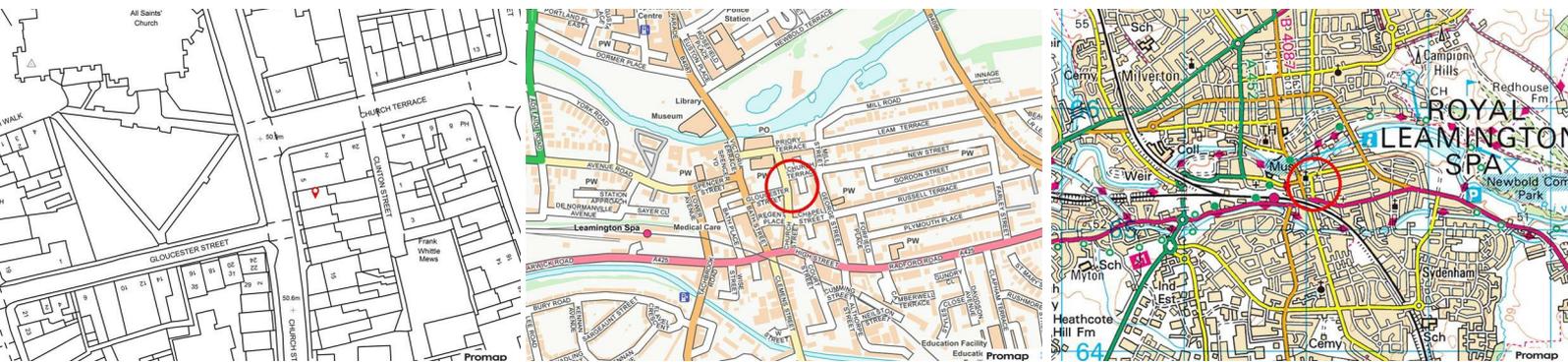
GROSS INTERNAL AREA
 FLOOR 1: 652 sq. ft, 61 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 2 sq. ft, 0 m²
 TOTAL: 652 sq. ft, 61 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



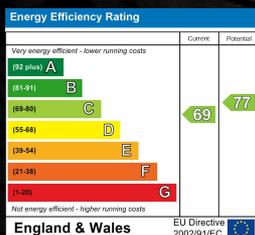


- Lower Ground Floor Apartment
- Living Room & Guest WC
- Approx 997 years lease
- Private Courtyard
- Central Location
- One Spacious Bedroom
- Grade II listed
- Breakfast Kitchen
- Share Of Freehold
- No Onward Chain



CHURCH STREET, LEAMINGTON SPA

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



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