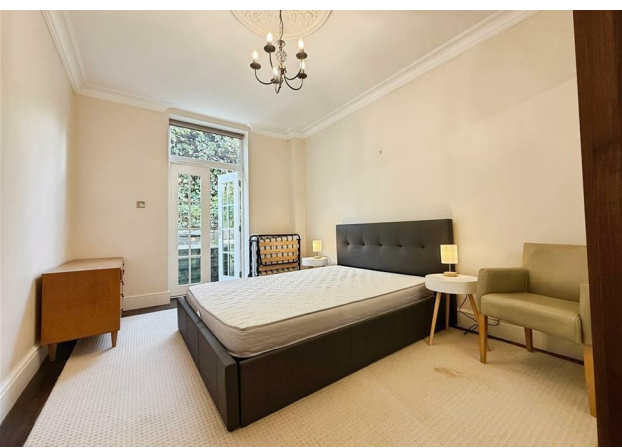




## WARWICK TERRACE, TOWN CENTRE

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SALES & LETTINGS





A rare opportunity to acquire this grand and characterful two-bedroom ground floor apartment within 2 Warwick Terrace, a majestic Grade II listed building, ideally situated opposite the dell and within easy walking distance of Leamington Spa's vibrant town centre. Blending period charm with modern comfort, this elegant property boasts impressive proportions, high ceilings, and beautifully preserved original features throughout. The home benefits from; large living/dining room, contemporary fully fitted kitchen, two double bedrooms, shower room, separate WC and its own private rear garden, offering a tranquil outdoor retreat ideal for relaxing or entertaining. Offered with an extended lease, this exceptional home is a must see combining heritage, style, and in one of Leamington's most desirable locations.

#### Communal Entrance

The building has a couple of steps leading up to a painted wooden door, into the communal hallway with door into the apartment and staircase rising to first floor.

#### Ground Floor Apartment Entrance

Occupying the whole of the ground floor accessed via a green painted wooden door, you enter into a carpeted hallway with spotlights and doors flowing off into;

#### Living/Dining Room

A grand reception room consisting of wood exposed floorboards, beautiful sash windows with original shutters and grand feature fire. The high ceilings give a sense of space and luxury, with picture rails, coving and a ceiling rose all adding to the character. This handsome reception room has also been re-fitted with in-keeping floor standing radiators.

#### Kitchen

Corridor leading down to separate kitchen and door out into the garden. The fully fitted kitchen has been upgraded and now consists of a range of high gloss low-level and high-level units with chrome brushed handles, modern white worktops, light blue glass splash-back, spotlights, vinyl luxury wood effect flooring and UPVC double glazed window to the rear elevation overlooking the private garden. Integrated appliances include; an electric hob and oven with extractor over, dishwasher, washing machine and stainless steel sink with drainer and mixer tap. There is then further space for fridge and freezer.

#### Bedroom One

The master bedroom again has beautiful high ceilings with picture rails, coving and a ceiling rose. A large sash window to the rear elevation with views of your own private garden and fitted Georgian wooden shutters. The room also benefits from wooden stained floorboards and fitted sliding mirrored wardrobe.

#### Bedroom Two

A further double room with wooden floorboards and French doors out into the rear garden. Also fitted with mirrored sliding wardrobe, ceiling rose and pendant, coving and wall mounted radiator.

#### Shower Room

Part tiled with one feature tiled wall including double shower with chrome rainfall thermostatic shower, glass screen and folding door, floating his and hers vanity unit with two freestanding bowl sinks on top with chrome mixer taps, toilet, heated towel radiator and extractor.



## WC

A separate toilet with grey wood effect flooring, toilet with tiling to water sensitive areas, vanity unit with sink and chrome mixer tap. Also fitted with Veux, spotlights, extractor and chrome heated towel radiator.

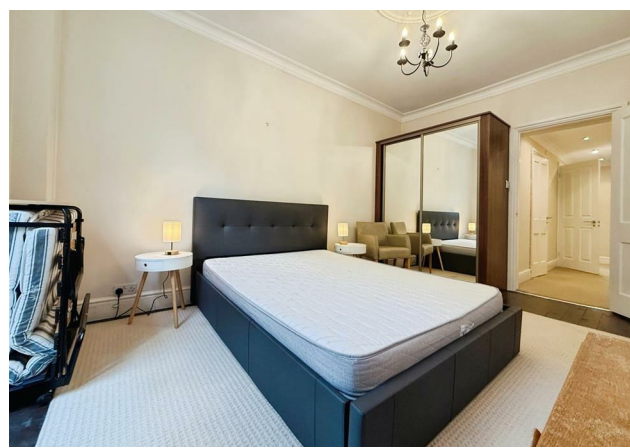
## Rear Garden

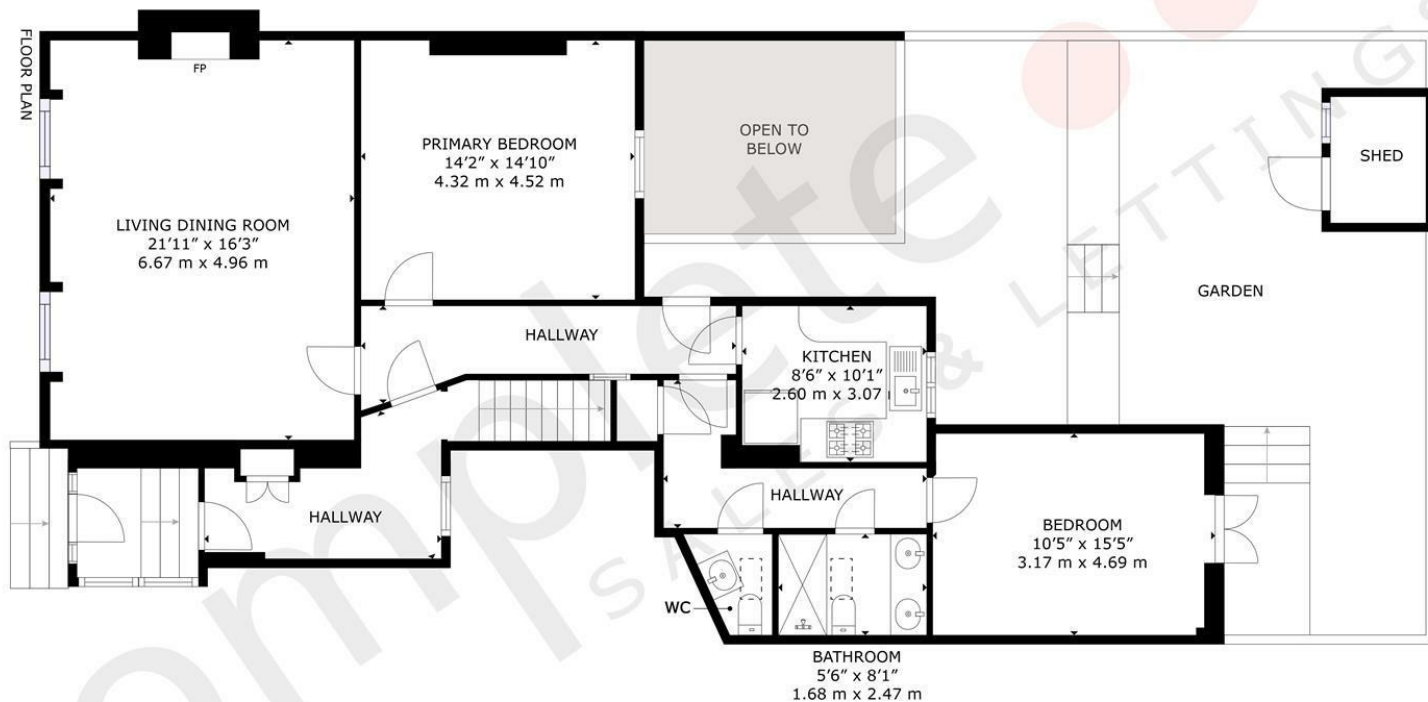
Finishing this apartment is its private outdoor sanctuary, a true rare find in the heart of town. The apartment has exclusive use on the garden accessed via the side door or French doors. The secure walled garden is complete with patio area, lawn, decking and mature shrubs and trees around.

## Share Of Freehold

## Location

A wonderful location in central Leamington Spa sitting opposite The Dell. Situated in the sought-after conservation area of Leamington Spa and within walking distance from the train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam. 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, cafes, restaurants, bars and activities for all ages. The area has some excellent schools, notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa train station is around a 10-minute walk,

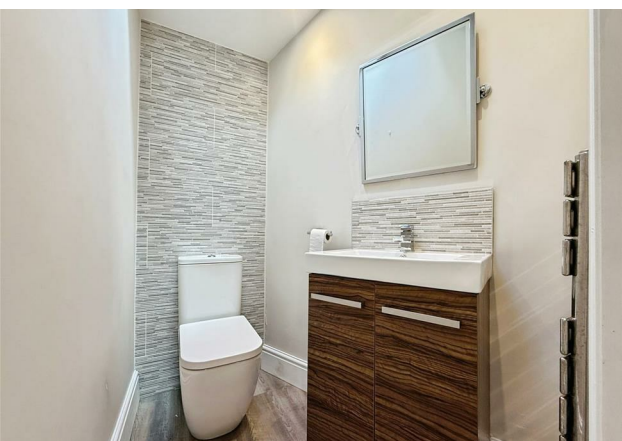




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GROSS INTERNAL AREA  
FLOOR PLAN: 1,250 sq. ft, 116 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



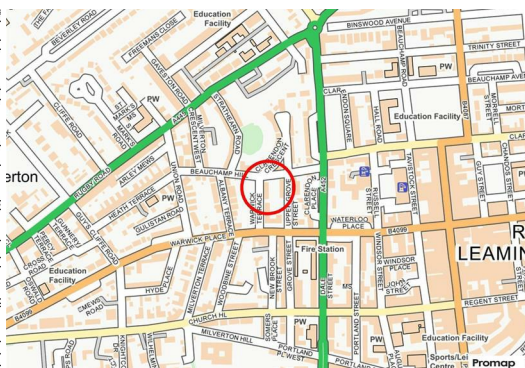
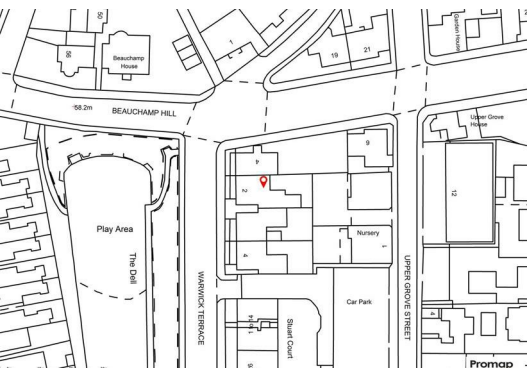
(trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).





- Ground Floor Apartment
- Private Rear Garden
- Large Living/Dining Room
- Shower Room
- Extended Lease

- Within A Charming Listed Building
- Two Double Bedrooms
- Separate Fully Fitted Kitchen
- Separate WC
- Offered With No Chain



## WARWICK TERRACE, LEAMINGTON SPA

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

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
[sales@complete247.co.uk](mailto:sales@complete247.co.uk)  
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