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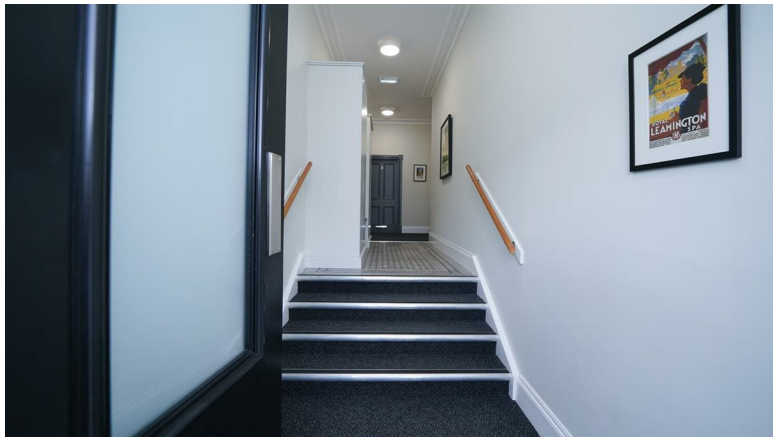
Apartment 3 Victoria Court, 31 Kenilworth Road, Leamington Spa



A rare opportunity to acquire an outstanding luxury apartment of exceptional style and character. Finished to an impeccable standard, the property seamlessly blends elegant design with contemporary specification, offering generous accommodation including three double bedrooms and two luxurious bathrooms. Situated within one of North Leamington Spa's most prestigious and highly regarded developments, this exceptional home provides sophisticated living in a prime location. Further enhancing its appeal, the apartment enjoys the rare advantage of three allocated parking spaces.

Victoria Court

Converted in 2018, this exceptional apartment forms part of an elegant Regency building in the highly sought-after North Leamington Spa area. Ideally positioned, it is within easy reach of the town centre, a wide range of recreational facilities, and well-regarded local schools. The property also benefits from excellent transport links, with convenient access to the M40 and A46, making it ideal for commuters.

ehB Residential is delighted to present 3 Victoria Court, a superb apartment of generous proportions that seamlessly combines contemporary luxury with the charm and character of its original Regency features. Finished to an exceptional standard throughout, the property boasts an impressive open-plan living space, a beautifully appointed kitchen, and high-quality bathroom fittings, creating a home of both elegance and practicality.

Approached via a private entrance hall and staircase, this exceptional apartment opens into a stunning open-plan living, dining and kitchen area, creating an impressive and light-filled space that forms the heart of the home. The beautifully appointed kitchen has been thoughtfully designed with both style and functionality in mind, making it ideal for modern living and entertaining.
The property offers three generously proportioned bedrooms, two of which benefit from contemporary en-suite shower rooms, together with a luxurious principal bathroom.
Further enhancing its appeal, the apartment enjoys the rare advantage of three allocated parking spaces and has been well maintained by the current owners since its conversion, being presented to an high standard throughout.
Extending to over 1,500 sq. ft. of beautifully appointed accommodation, this unique luxury apartment represents a rare opportunity to acquire an outstanding home within one of North Leamington Spa's most sought-after developments.

In detail, the accommodation comprises:

Communal Entrance Hall

A most attractive and well-maintained communal entrance hall, featuring built-in storage cupboards and an elegant seating area, provides a welcoming first impression and leads to the private entrance of the apartment.

Private Entrance Hall

With Kährs engineered timber flooring, intercom system, custom built-in cupboards and seating, mirror and lighting, staircase with turned balustrade, tubular style contemporary radiator leading to...

First Floor Reception Hall

With access to roof space with ladder, downlighters, coved cornice.

Stunning Open Plan Living/Kitchen Arrangement

35' x 16'9" (10.67m x 5.11m)
With sealed unit double glazed sash bay window with period style cast iron radiators, windows to two aspects, Kährs engineered timber flooring with under floor heating.

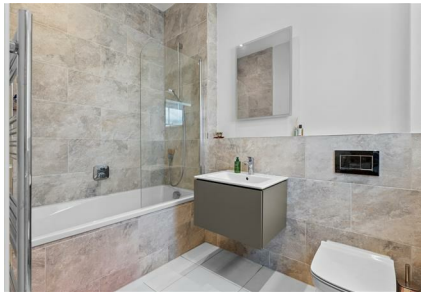
Impressively Fitted Kitchen Area

The superbly appointed kitchen has been individually designed and fitted with an extensive range of handcrafted base cupboards and drawer units, complemented by Silestone work surfaces and matching upstands. A one-and-a-half bowl stainless steel sink with mixer tap is accompanied by a Quooker instant boiling water tap. Integrated appliances include a Siemens dishwasher, combination microwave oven, single oven and fridge/freezer.

A comprehensive range of matching wall and full-height units provides excellent storage, with glazed display cabinets and concealed under-cabinet lighting adding both practicality and style. At the centre of the kitchen is a striking island incorporating a Siemens multi-zone induction hob with an integrated pop-up extractor, all finished with a Silestone work surface. Underfloor heating completes this beautifully designed space, combining contemporary elegance with everyday functionality.

Utility Room

11'9" x 6'3" (3.58m x 1.91m)
With matching base cupboard and drawer units, Quartz work surfaces and returns, period style radiator, built-in American fridge freezer with high level cupboards and shelves, downlighters, built-in Miele washer and dryer.



Cloakroom/WC
With Duravit contemporary style vanity unit incorporating wash hand basin, mixer tap, low flush WC, concealed cistern, Porcelanosa large format tiled floor, period style radiator, boiler cupboard containing energy efficient Viessman gas fired combination boiler, downlighters.

Bedroom
15' x 11' (4.57m x 3.35m)
With three built-in wardrobes with hanging rails, shelves, mirrored doors, coved cornice, period style radiator,

En-Suite Bathroom/WC
8'9" x 5'6" (2.67m x 1.68m)
With panelled bath, vanity unit with Duravit white wash hand basin, Hansgrohe mixer tap, low flush WC with concealed cistern, Porcelanosa half tiled walls and shower area with integrated shower unit and screen, tiled floor, chrome heated towel rail, under floor heating, downlighters, extractor fan, heated de-mister mirror with additional lighting.

Bedroom
7'6" x 12'9" (2.29m x 3.89m)
With period style radiator, coving to ceiling, high quality Cormar carpet.

Bedroom
16' x 16'6" (4.88m x 5.03m)
With double glazed sash bay window, two period style radiators, extensive range of four built-in double wardrobes providing hanging rail, shelves, mirrored doors, high quality Cormar carpet.

En-Suite Shower Room/WC
12' x 7' (3.66m x 2.13m)
With oversized Porcelanosa tiled shower cubicle with integrated shower unit, Duravit vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, tiled splashbacks, under floor heating.

Outside
There are three designated car parking spaces to the front of the property, one with an electric vehicle charging connection.

Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure
The property is understood to be leasehold, although we have not inspected the relevant documentation to verify this. We understand the lease was granted for a term of 125 years commencing on 1 July 2019 and that the property is being sold with a share of the freehold. The vendor has advised that the current service charge is approximately £2,500 per annum, with a peppercorn ground rent payable.

Prospective purchasers should rely on their own legal advisers to verify all tenure information, lease terms, service charges and associated costs. Further details are available upon request.

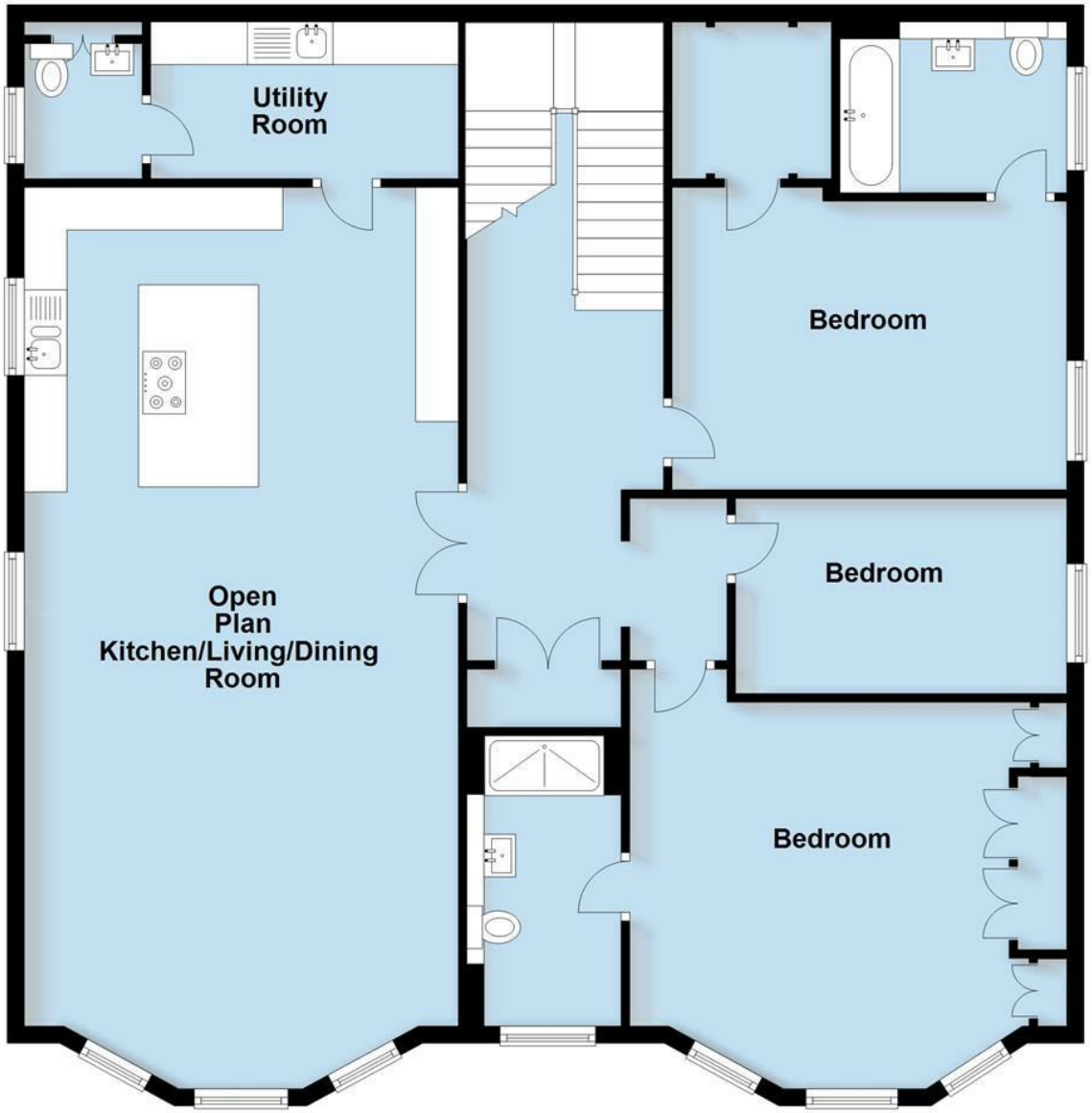
Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Council Tax Band F.

Location
From ehB Residential's offices, proceed north along Clarendon Place and take the first right into Clarendon Avenue. Continue to the end of the road and turn left onto Kenilworth Road. Victoria Court will be found a short distance along on the left-hand side.

First Floor

Approx. 147.5 sq. metres (1587.2 sq. feet)



Total area: approx. 147.5 sq. metres (1587.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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- Residential Estate Agents
- Lettings and Property Managers
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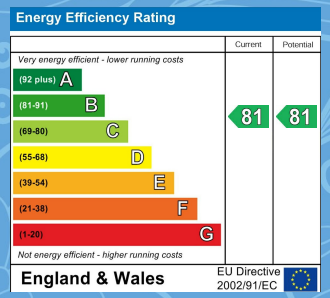

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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