



47A Lansdowne Crescent
Willes Road | Leamington Spa | Warwickshire | CV32 4PR

STEP INSIDE

47A Lansdowne Crescent

Immaculately presented, architect designed two-bedroom duplex apartment, in the iconic Lansdowne Crescent. Being sold with no onward chain, this property has been fully renovated by the current owners. Situated in a stunning Grade II* Listed building with beautiful period features. It benefits from private road parking to the front, communal parking to the rear and an open plan kitchen/dining area with access to a lovely courtyard garden and a further communal garden.

Ground Floor

Upon entering this charming apartment, you are immediately welcomed by a spacious and elegant living room. Bathed in natural light from the original expansive sash windows, the room offers a harmonious blend of modern comfort and classic style, accentuated by high ceilings, original cornices and meticulously maintained wooden flooring. The space is flooded with the afternoon and evening sun and effortlessly accommodates both lounging and dining, with ample room for a comfortable seating area and formal dining, ideal for entertaining or quiet evenings in.

The living room flows into a well-appointed bedroom, offering a serene retreat. The room is generously sized, providing plenty of space for a large bed and additional furnishings, all while maintaining a bright and airy atmosphere. The elegant proportions and carefully curated décor make this room a perfect sanctuary. Off the bedroom, you will find a tastefully designed en-suite shower room, featuring modern fixtures and a walk-in shower. This floor perfectly balances form and function, creating a warm and inviting atmosphere that is both practical and stylish.

Lower Ground Floor

Descending to the lower ground floor, via a sculptural stair that complements the apartment's overall aesthetic you are greeted by a beautifully designed space that perfectly blends functionality with style. The open-plan layout features a spacious dining area that seamlessly connects to a sleek, modern kitchen. The kitchen is a chef's delight, equipped with high-end appliances, ample storage, and a pristine countertop, making it both practical and visually appealing. Additional storage off the dining area.

Adjacent to the kitchen/dining is a versatile office space, ideal for those who work from home or require a quiet study. The office enjoys natural light and connection, making it a pleasant environment for productivity. This could also create a perfect dressing room if preferred.

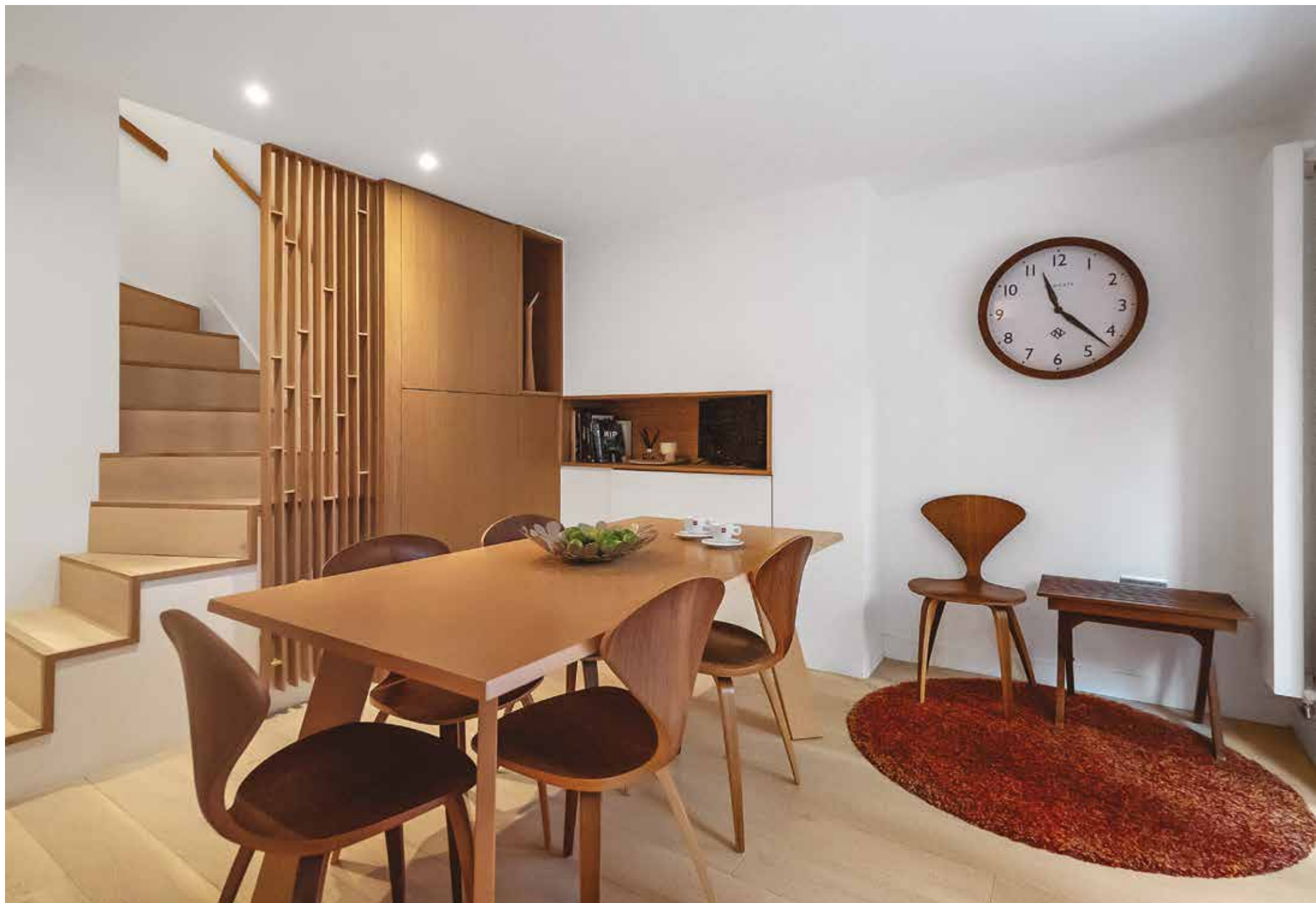
The main bedroom is extremely spacious, is tastefully decorated with minimalist furniture that highlights the large and airy feel. A large window allows plenty of light in, further enhancing the tranquil atmosphere. Exquisitely crafted ceiling height oak pivot doors divide the downstairs spaces allowing both connectivity and privacy.

The bathroom is a true retreat, featuring a luxurious freestanding bath and a modern walk-in shower, with high-quality fixtures and a contemporary design. This spa-like bathroom ensures the perfect space to unwind after a long day.

Finally, this floor offers direct access to a charming courtyard garden with morning sun, providing outdoor space for relaxation and entertaining.













Outside

At the front of this beautiful Grade II* listed building house there are steps to the main front door and off-street parking on the unique private road. To the rear there is access to a private courtyard garden with space for a dining table and chairs. There is further communal garden to the rear and beyond that communal parking.





LOCATION

Lansdowne Crescent is a highly sought after address in Royal Leamington Spa, a fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town. It is within easy walking distance of a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience. The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, Leamington has become a very popular place to live. Just a short walk away is Leamington railway station with fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away.





Services, Utilities & Property Information

Tenure: Leasehold - Held on a 125-year lease from 18 July 1988 (approx. 85 years remaining)

Council Tax Band C – Warwick District Council

Property Construction: Standard – brick & tile

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains gas

Broadband: FTTC Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Communal residential shared carpark. Private Road available to residents only.

Total Internal Floor Area: 1,210 sq. ft

Notes: There is a Ground Rent of £10 per annum and a Service Charge of £1,200 per annum.

The property is Grade II* Listed and situated in Leamington Spa Conservation Area.

Directions

Postcode: CV32 4PR. What3words: ///patio.lucky.organs

Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country on 01926 455 950 or 07860 623 178.

Website

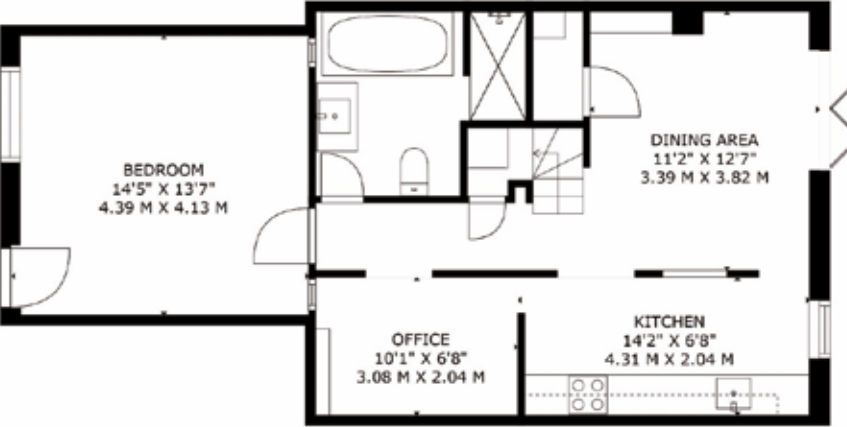
For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>



GROUND FLOOR



LOWER GROUND FLOOR



GROSS INTERNAL AREA: 1210sq ft, 112m2
OVERALL TOTALS: 1210sq ft, 112m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 30.08.2024



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