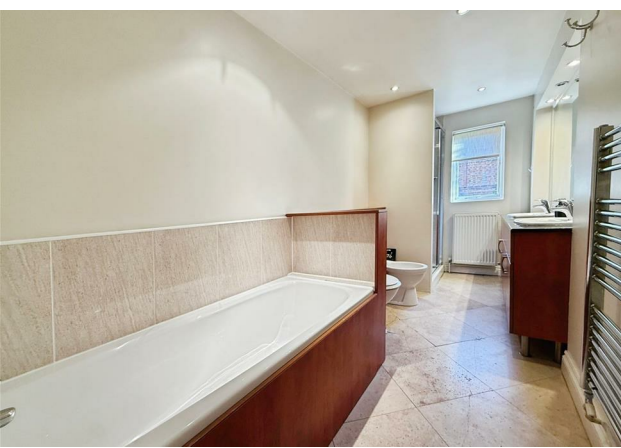
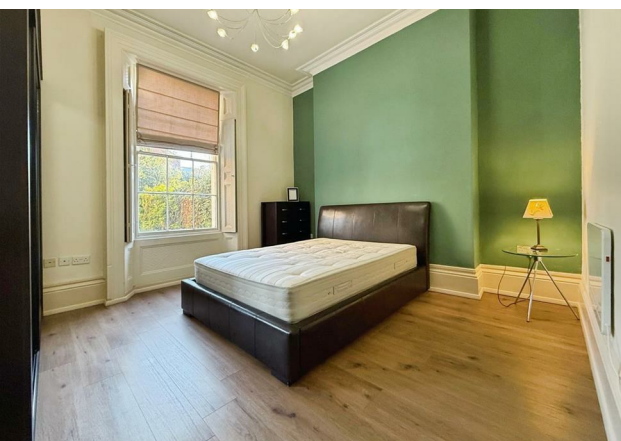
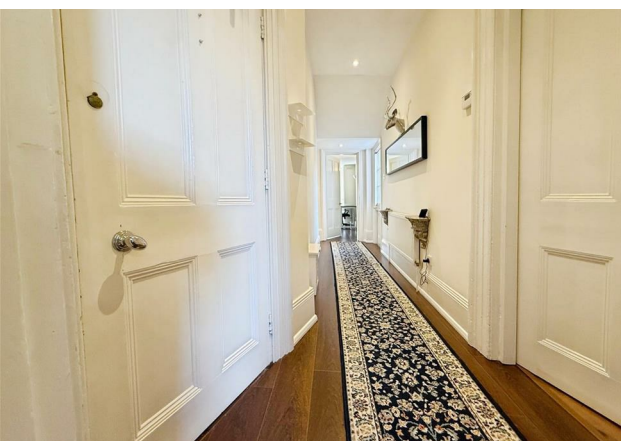




WARWICK TERRACE, TOWN CENTRE

complete ● ● ●
SALES & LETTINGS





This charming two-bedroom ground-floor garden apartment is ideally situated within the sought-after Warwick Terrace, right in the heart of Royal Leamington Spa. Within a charming Grade II listed building, this apartment occupies the whole of the ground floor offering; spacious living/dining/kitchen, two bedrooms, bathroom, lean to, ample storage and private rear landscaped garden. With beautiful high ceilings, and large windows that fill the home with natural light and a feeling of space. A standout rare feature is the private garden, a beautifully landscaped tree lined garden for your sole use, providing a peaceful outdoor retreat perfect for relaxing or entertaining. Just a short stroll from boutiques, cafés, parks, and excellent transport links, this apartment offers the very best of town-centre living while maintaining a sense of privacy and tranquillity. Ideal for professionals, downsizers, or investors seeking a prime Leamington Spa address.

Communal Entrance

'Westbrook' number 3 Warwick Terrace is accessed via a couple of steps leading up to a large wooden painted door with feature stained glass leading into the hallway with storage for mail, stairs leading up to the first floor and door leading into the ground floor apartment.

Apartment Entrance

Entrance hall with dark wood effect flooring, wall mounted radiator, spotlights, storage cupboard under the stairs, storage cupboards with space and plumbing for washer/dryer and doors flowing off into;

Open Plan Living/Dining/Kitchen

Grand reception room with beautifully high ceilings, picture rails and coving, perfect for entertaining and relaxing. With a continuation of the wood effect flooring this room offers a fully fitted contemporary kitchen with cream high and low-level units with black handles, quartz black worktop and patterned backsplash. Integrated appliances include electric oven, electric hob with extractor over, under-counter fridge freezer, dishwasher and stainless steel sink with chrome mixer tap. The room then has ample space for sofas and dining table with feature gas fire, two wall mounted radiators and two large sash windows overlooking the garden with beautiful original fitted shutters.

Master Bedroom

A double room with charm including high ceilings, coving, Edwardian skirting boards, wood effect flooring and original sash window with fitted shutters overlooking the private rear garden. This room is also fitted with mirrored fitted sliding wardrobe, ceiling pendant and electric radiator.

Bedroom Two

A further bedroom to the rear of the property with wall lighting, cupboard housing combination boiler and French doors out into the rear garden.

Bathroom

The bathroom consists of a five piece suite with tiled flooring and part tiled walls that includes; a bath with chrome mixer tap shower with bifold glass screen and chrome fittings, toilet, bidet and vanity unit with his and hers sinks and chrome mixer taps. The bathroom is also fitted with spotlights, wall mounted radiator, window to the rear elevation, large mirror behind sinks and heated towel radiator.

Lean To

An ideal extra space with wooden flooring, glass windows to the side and door out into the garden.



Garden

A large secure walled private garden beautifully landscaped with composite decking, large timber sleepers creating bedding areas and tiers to the garden, complete with lawn, trees and shrubs. This beautiful apartment also benefits from an outdoor storage cupboard.

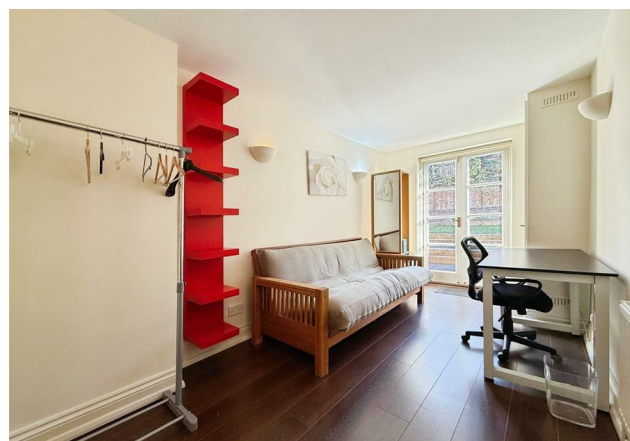
Leasehold

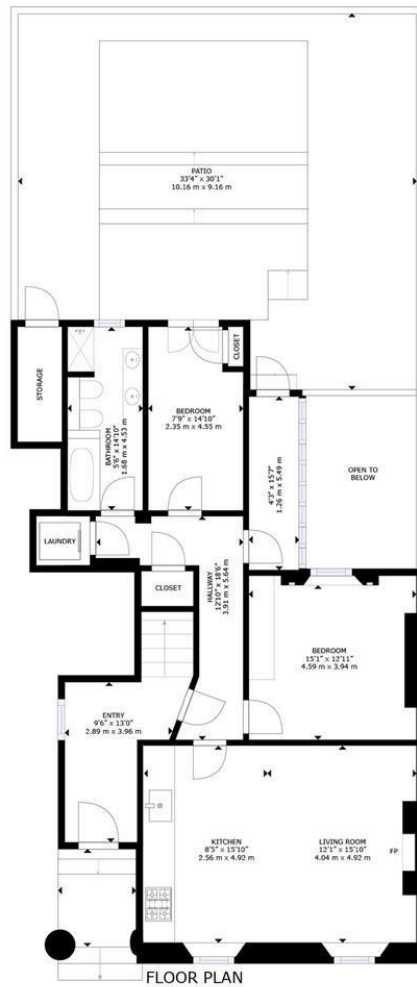
198 year lease from 2000

Maintenance charge £84 per calendar month

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, (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),





GROSS INTERNAL AREA
 FLOOR PLAN: 1,143 sq. ft, 106 m²
 EXCLUDED AREAS: PATIO: 886 sq. ft, 82 m², VERANDA: 51 sq. ft, 5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



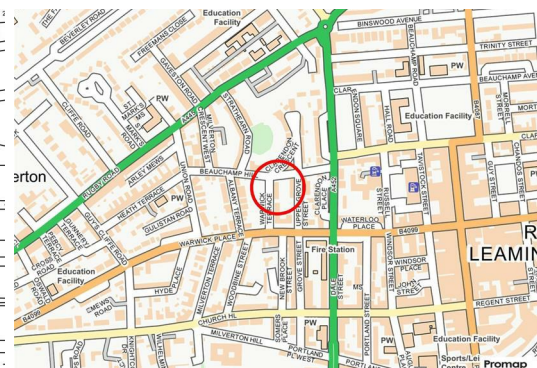
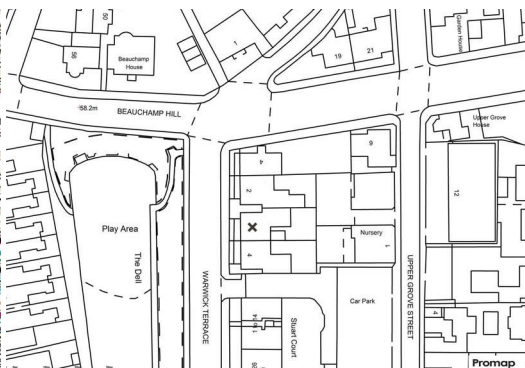
Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).





- Private Rear Garden
- Two Double Bedrooms
- Shower Room
- Outdoor Storage
- Town Centre Leamington

- Ground Floor Apartment
- Open Plan Kitchen/Living/Dining Room
- Grade II Listed Building
- Conservatory/Lean To
- No Chain



WARWICK TERRACE, LEAMINGTON SPA

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

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www.complete247.co.uk

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