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**Apartment 5, Park House, 17 Avenue Road, Leamington Spa**



An exceptionally well appointed first floor apartment in a much sought after period conversion, providing very well proportioned two bedrooomed and two bathroomed accommodation featuring an impressive open plan living kitchen arrangement, and garaging, in this highly favoured South Leamington Spa location.

#### Park House

Is an impressive period conversion of self contained apartments of varying sizes which was successfully completed by Space GK approximately three years ago, and has proved exceptionally popular since its inception. The development is conveniently sited just a short walk from the local railway station, and within easy reach of the town centre and all amenities including shops, schools and recreational facilities. This attractive building is proving to be exceptionally popular.

#### The Property

Is a particularly impressive first floor apartment providing superbly

appointed two bedrooomed and two bathroomed accommodation which has been maintained from new by the present owners to an exceptionally high standard throughout to include gas fired under floor central heating. The property contains a number of notable features including a superb open plan living kitchen arrangement with comprehensively fitted kitchen and includes a designated car parking space, basement storage and useful roof storage. The agents consider internal inspection to be essential for its style, standard of presentation and situation to be fully appreciated.

In further detail the accommodation comprises:-

#### Communal Entrance Hall

With video entry system, leads to...

#### Private Entrance Hall

With wood flooring, utility cupboard containing Worcester combination gas fired central heating boiler and programmer, plumbing for automatic washing machine/dryer, downlighters and skylight feature, access to roof space with pull down ladder.

#### Open Plan Living/Kitchen Arrangement

##### Lounge Area

10'3" x 9'3" (3.12 x 2.82)

With wood flooring, TV point and open to...

##### Kitchen Area

16'2" x 14'10" (4.93 x 4.52)

With extensive range of base cupboard and drawer units with granite work surfaces, stainless steel sink unit with mixer tap, matching island unit incorporating drawer units and breakfast bar, high level cupboards and a range of Siemens appliances including double oven, ceramic hob with extractor hood over, fridge/freezer, dishwasher, wood flooring, downlighters and twin French doors and side panels overlooking the rear elevation.

##### Master Bedroom

15'0" x 9'4" (4.57 x 2.84)

With TV point.



#### En-Suite Shower Room/WC

7'8" x 4'9" (2.34 x 1.45)

Being tiled with tiled floor, low flush WC with concealed cistern, vanity unit incorporating wash hand basin and mixer tap, over-sized glazed shower cubicle with integrated shower unit, down lighters, extractor fan.

#### Bedroom Two

10'0" x 10'9" (3.05 x 3.28)

With plantation blinds.

#### Bathroom/WC

7'7" x 5'6" (2.31 x 1.68)

Being tiled with tiled floor with a white suite comprising panelled bath with integrated mixer tap and shower attachment, vanity unit incorporating wash hand basin, low flush WC with concealed cistern, chrome heated towel rail, down lighters, extractor fan.

#### Outside

There is a designated car parking space to the rear of the property.

#### 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 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 confirm this. We understand there to be a 125 year lease (07/04/2017), with 116

years remaining, service charge is £1,700 per annum including ground rent. Please verify this information with your legal advisers. Further details 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 B.

#### Location

CV31 3PG

**First Floor**  
 Approx. 71.9 sq. metres (774.2 sq. feet)



Total area: approx. 71.9 sq. metres (774.2 sq. feet)

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- Lettings and Property Managers
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 Somerset House  
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 CV32 5QN

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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