



Euston Place, Leamington Spa, CV32 4LJ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE NOW - CENTRAL CHARACTER HOME -NEW VIRTUAL TOUR AVAILABLE \*\*\*

A generously proportioned family townhouse, ideally positioned in the heart of Leamington Spa, surrounded by a superb selection of independent restaurants, bars, and boutiques. Located moments from the Pump Room, Jephson and Mill Gardens, this beautiful home enjoys easy access to some of the town's most desirable green spaces, perfect for a leisurely stroll at any time of year.

Finished to a sympathetically high standard throughout, this impressive character property retains many original period features, including exposed wooden beams and feature fireplaces, blending charm with modern living.

Arranged over four floors, the accommodation briefly comprises secure video entry, cloakroom/WC, a large storage cupboard ideal for bikes, utility room, and a spacious living room with double French doors overlooking the parade. The kitchen diner is well equipped with integrated appliances including fridge, freezer, and dishwasher, along with a double range master oven. The property offers three double bedrooms and one single bedroom/dressing room, complemented by an en-suite shower room and a family bathroom featuring a full suite with a deluxe roll-top bath and rain shower over.

Further benefits include one allocated parking space to the rear and additional on-street permit parking. Jephson Gardens, the Pump Rooms, and Leamington Spa train station are all within a five-minute walk.

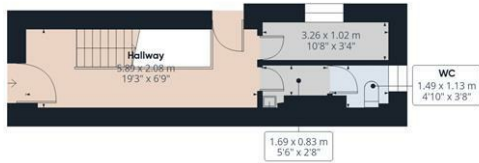
Offered UNFURNISHED. Council Tax Band E. EPC E.





# Key Features

- AVAILABLE NOW - CENTRAL LOCATION
- Four Bedrooms, Two Bathrooms & Separate Utility Room
- Character Town House
- Town Central Location
- Close to Local Parks & Train Station
- Private Balcony
- Generous Proportions Throughout
- Allocated Parking Space
- Council Tax Band E
- Energy Rating E



Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>

178.7 m<sup>2</sup>  
1925 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**£2,795 PCM**