

Peter Clarke



7 Blenheim House, 29 Newbold Street, Leamington Spa, CV32 4HP



Approximate Floor Area = 129.4 sq m / 1393 sq ft  
Outbuilding = 4.7 sq m / 50 sq ft  
Total = 134.1 sq m / 1443 sq ft



Store Room In Park  
4.70 x 1.01  
15'5 x 3'4

(Not Shown In Actual Location / Orientation)



### Third Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102148

- Luxury Three Bedroom, Third Floor Apartment
- Central Leamington Spa Location
- Views Over Jephson Gardens
- Open Plan Living/Dining/Sitting Room
- Secure Parking For Two Cars with Electric Car Charging Point
- Useful Garage Lock Up Storage Area
- Leasehold
- Lift to all floors
- EPC Rating Band B



Guide Price £950,000

A fantastic opportunity to acquire an immaculately presented, three bedroom, luxury apartment with its own private balcony in a quiet position overlooking Jephson Gardens.

Located in the exclusive Blenheim House in the heart of Leamington Spa, just a gentle stroll from the centre of the town with all of the restaurants, bars and local amenities the town has to offer, this stunning apartment boasts. spacious and light accommodation comprising: Large Entrance Hall, Open Plan Kitchen/Sitting/Dining Room, Three Double Bedrooms, Three Bathrooms and private Balcony. Underground secure private parking for two cars.

### Approach

Accessed from Newbold Street into the residents foyer, there are both a lift and stairs that take you to the second floor landing. An inner hallway gives access to the private front door.

### Entrance Hall

The large welcoming hallway, fitted with Karndean flooring with doors leading to all bedrooms, the open plan living space, family bathroom and two useful storage cupboards. This space lends itself very well to providing a beautiful home office area.

### Open plan Kitchen/Sitting/Dining Room

This stunning, spacious, light and bright room boasts glorious views over roof tops to the rear and overlooking Jephson Gardens at the front. The Kitchen/Dining area comprises a range of contemporary style wall and base mounted units with contrasting worktops. There is a range of integrated appliances including fridge and freezer, combi oven, fan oven, warming drawer, dishwasher. The extensive island unit benefits from a wine fridge and storage beneath, breakfast bar area, Siemens five ring induction hob and pop up extractor fan.

The Sitting Area comprises a beautiful media wall with integrated feature fire and double doors which open on to the private decked balcony with glass surround.

### Main Bedroom

A well proportioned room benefiting from fitted triple wardrobes with mirrored doors. Double doors open out to the front and a single door leads to the private balcony. A door leads to the:

### En-Suite Shower Room

With double shower having a rain shower head, wall mounted WC, oblong wash hand basin set in a vanity unit with drawers beneath and mirror over and heated towel rail.

### Bedroom Two

Currently used as a cosy Study by the current owners. This room benefits from fitted wardrobes.

### Bedroom Three

Having built in wardrobe, window to the rear and door to:

### En-Suite Shower Room

Having a double shower, oblong wash hand basin, wall mounted WC, mirror and heated towel rail.

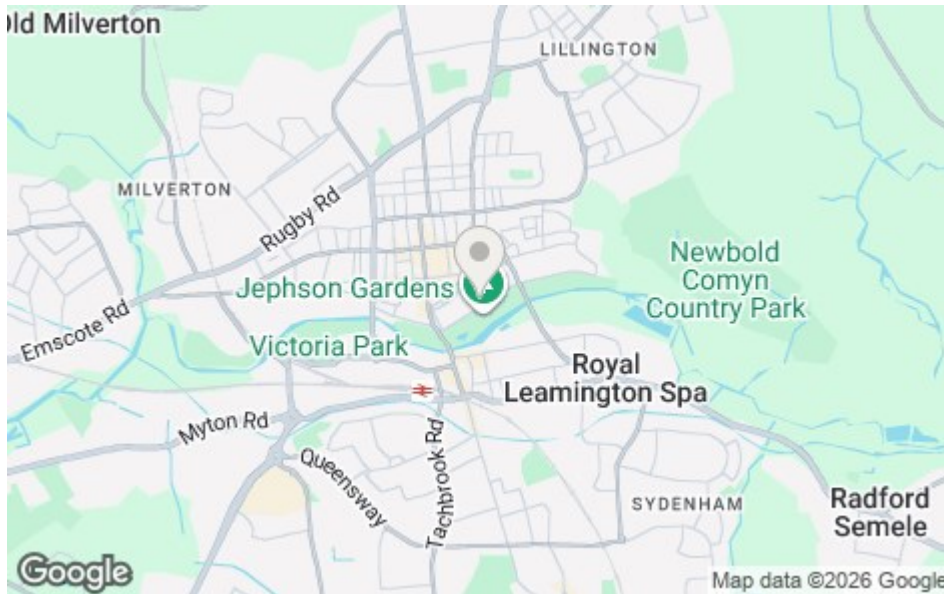












### **Family Bathroom**

Having a white suite consisting deep tub with shower over, oblong wash hand basin in vanity unit, heated towel rail and wall mounted WC.

### **Private Gated Parking**

Accessed from inside the building are two allocated underground parking spaces within a secured parking area. There is also a large useful lockable storage cupboard and electric car charging point.

### **General Information**

**TENURE:** The property is understood to be Leasehold 125 year lease from 2020. Ground rent £250. Annual Service Charge £1800. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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