



THE PARADE, LEAMINGTON SPA, CV32 4DG



# Property Description

\*\*\* Open House Saturday 20th June 2pm - 3pm\*\*\*

Elegant Regency Living in the Heart of Leamington Spa. Over 1,100 sqft with Secure Gated Parking. Set within the prestigious William House conversion on the iconic Parade, this beautifully presented and recently redecorated apartment combines Regency elegance with modern town centre living.

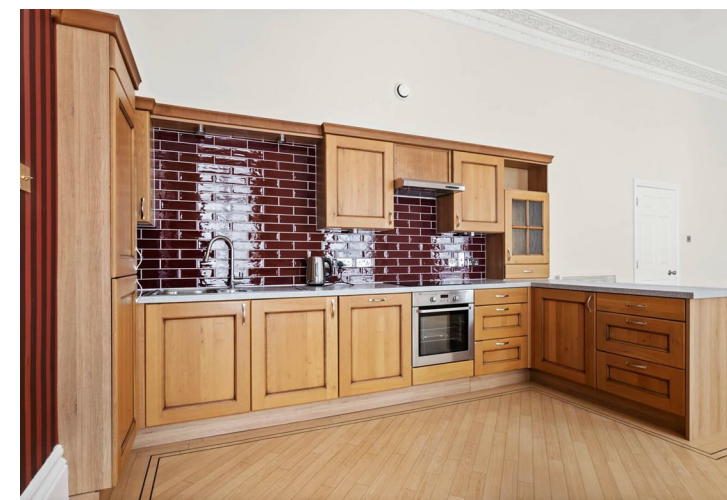
From the moment you arrive, the building impresses with its grand tiled entrance hall, sweeping staircase, lift access and secure entry system. Positioned at the upper end of the Parade, the location truly offers the very best of town living.

Located on the first floor, the apartment opens into a spacious entrance hall leading to a stunning open-plan living, dining and kitchen space measuring approximately 30ft x 18ft. Filled with afternoon light from three sets of full-height windows and double doors, the room opens onto a balcony spanning the full width of the property. A French white marble fireplace creates an impressive focal point, while there is ample space for a large dining table, ideal for entertaining. The kitchen is fitted with a range of wall and base units together with integrated appliances.

To the rear of the apartment, the principal bedroom measures approximately 20ft x 18ft and benefits from built-in his-and-hers wardrobes and a stylish ensuite shower room. There is also a further versatile room currently used as a home office and occasional guest bedroom, although please note this is not a formal bedroom due to the lack of a window with natural light. A useful loft-style storage area is accessed via a pull-down ladder.

Additional features include a modern bathroom, intercom entry systems, and allocated parking for one vehicle within a secure gated car park.

Offering over 1,100 sqft of accommodation comparable in size to many three-bedroom houses this exceptional apartment delivers spacious, elegant living in one of the town's most desirable locations.





## Key Features

- Open House Saturday 20th June 2pm - 3pm
- Luxury Regency Apartment
- Over 1100sqft of space
- Many period features including high ceilings and Marble fireplace
- Open plan living, dining kitchen
- One bedroom with ensuite
- Additional room
- Guest bathroom
- Allocated parking

**Local Authority** – Warwick

**Council Tax** – Band E

**Tenure** – Leasehold



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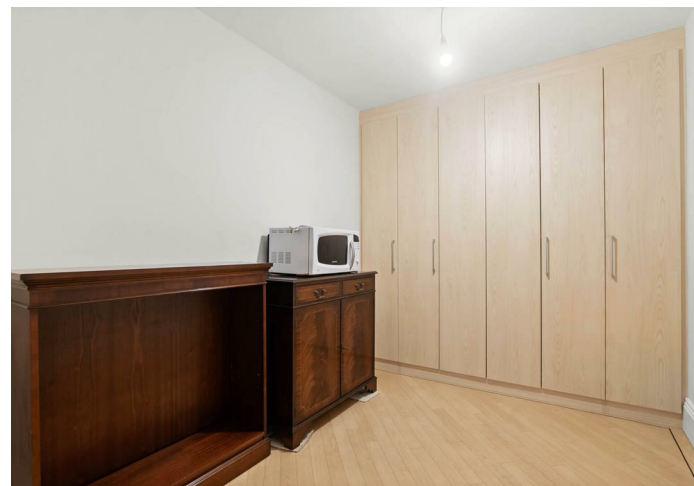
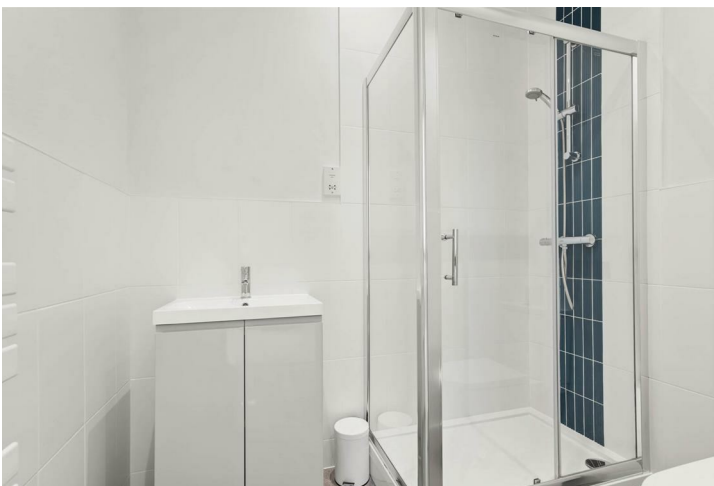
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# Additional Information

## Lease Details

Official land registry documents confirm there were 125 years on the lease from commencement in 2004. We understand there to be approx 102 years now remaining on the lease.

## Service charges

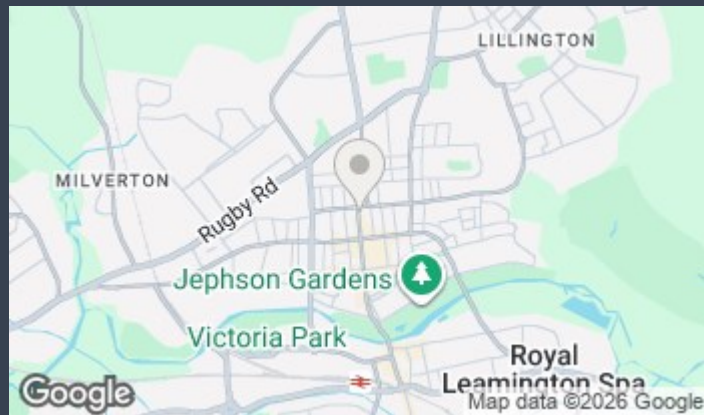
we are informed by the seller there is a annual service charge payable of £4480

## Ground Rent

we are informed by the seller the ground rent payable is included with the service charges for the property.

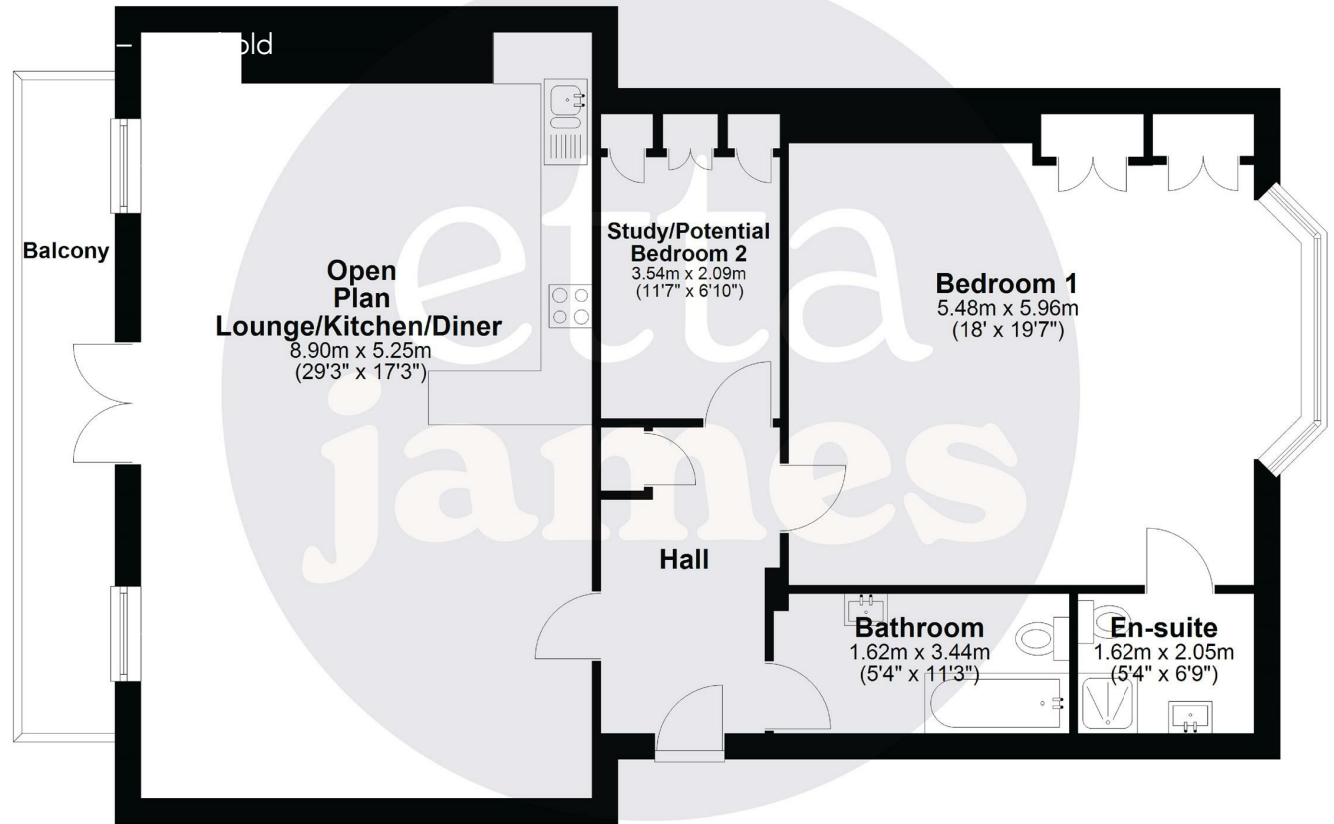
## Confirmed Restrictions

We have been informed by the seller that pets are not allowed by the management company.



## First Floor

Approx. 102.7 sq. metres (1105.3 sq. feet)  
(excluding Balcony)



Total area: approx. 102.7 sq. metres (1105.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 and choose option 1 or email [james@ettajames.co.uk](mailto:james@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

