





# FOR STARTERS



OFFERS IN EXCESS OF  
£315,000

## MAIN COURSE

Elegant and Spacious - Split-Level First Floor Apartment in Leamington Spa

This beautifully presented Grade II listed first-floor apartment seamlessly blends period charm with modern convenience. With impressive 11ft high ceilings and almost floor-to-ceiling refurbished sash windows, this home is filled with natural light and offers a grand sense of space.

The split-level design adds character and versatility to the layout. The heart of the home is the open-plan kitchen, sitting, and dining area, where the high ceilings and original cornicing enhance the period charm. The main bedroom benefits from an en-suite shower room with a double shower, while a separate refitted shower room off the hallway adds further convenience. A few steps down, the second double bedroom provides additional space and privacy.

The refurbished sash windows have been secondary glazed for extra comfort and come with a 10-year warranty. At the rear of the building, off-road parking is a rare and valuable addition. With a share of the freehold and no upward chain, this apartment is an excellent option for those looking for a lock-up-and-leave home or a solid investment in the heart of Leamington Spa.

If you're looking for a stylish and character-filled home in one of Leamington Spa's most sought-after locations, this could be the perfect choice.





## KEY INGREDIENTS



Tenure  
Leasehold



Council Tax  
Band - C



EPC  
Band - C



N/A



Mains Electric,  
Water & Drainage

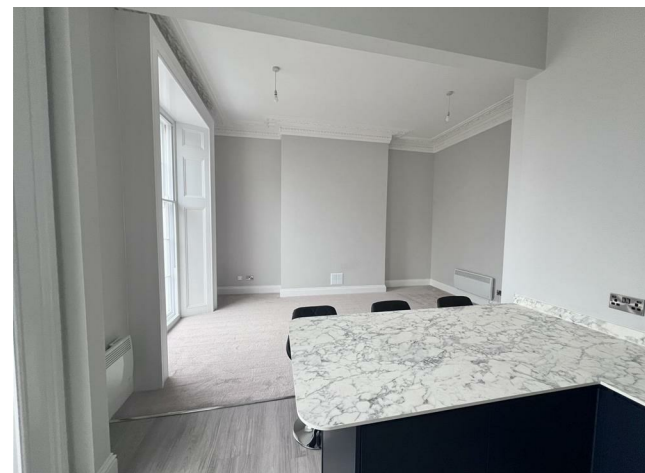
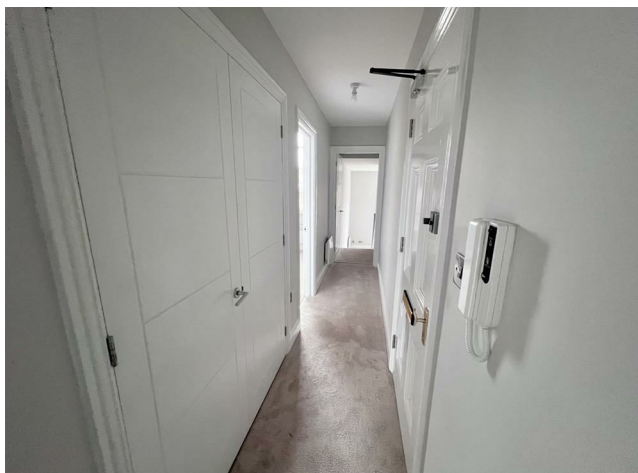


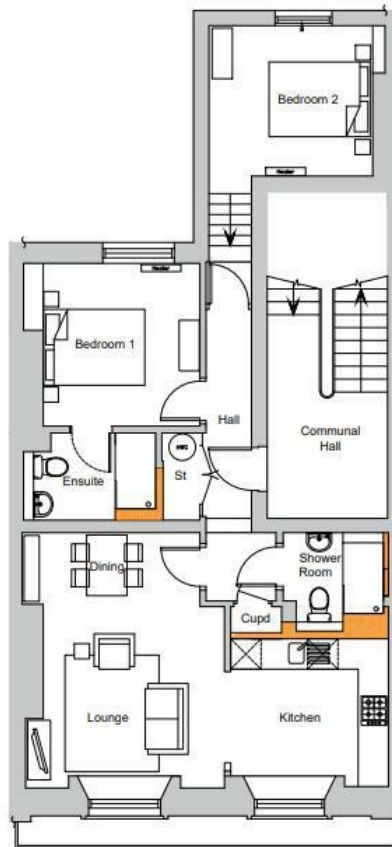
Heating System  
Electric Storage Heaters



Milverton Primary  
School

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**Living Room:**  
Approx. 23'1 x 16'4  
7.03m x 4.97m

**Bedroom 1:**  
Approx. 11'4 x 10'5  
3.45m x 3.17m

**Bedroom 2:**  
Approx. 10'6 x 9'7  
3.20m x 2.92m

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