



# FOR STARTERS



OFFERS IN EXCESS OF  
£315,000

## MAIN COURSE

A Gem in Leamington Spa - Fully Renovated, Split-Level Top Floor Apartment

This beautifully renovated Grade II listed top-floor apartment in Leamington Spa offers a stylish and practical living space, blending period charm with modern comforts. The split-level design creates a sense of character, while the large refurbished sash windows flood the home with natural light and offer rooftop views of the surrounding area.

Stepping inside, the hallway provides a useful double storage cupboard—ideal for coats, shoes, and everyday essentials. The heart of the apartment is the open-plan sitting, dining, and kitchen area, where original cornicing adds a touch of elegance to part of the ceiling. The space is both welcoming and functional, perfect for entertaining or simply relaxing.

The main bedroom benefits from an en-suite shower room featuring a generous double shower, creating a private retreat. A separate refitted shower room serves the rest of the apartment, offering modern styling and convenience. A few steps down, a second double bedroom provides additional space, making it ideal for guests, a home office, or a peaceful retreat away from the main living area.

The original sash windows have been refurbished and secondary glazed for extra comfort, with a 10-year warranty for added peace of



mind. At the rear of the building, off-road parking adds to the practicality of this home, a real bonus in such a sought-after location.

The property comes with a 999-year lease and no upward chain, making it an ideal option for those seeking a lock-up-and-leave home or a solid buy-to-let investment. If you're looking for a unique and beautifully presented home in the heart of Leamington Spa, this could be the one for you.

# KEY INGREDIENTS



Tenure  
Leasehold



Council Tax  
Band - C



EPC  
Band - D



N/A



Mains Electric,  
Water & Drainage



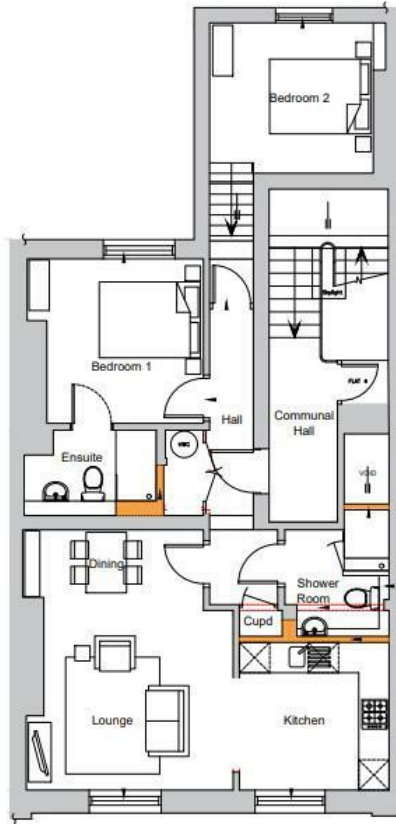
Heating System  
Electric Storage Heaters



Milverton Primary  
School

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**Living Room:**  
Approx. 23'4 x 16'9  
7.11m x 5.1m

**Bedroom 1:**  
Approx. 10'6 x 10'1  
3.2m x 3.07m

**Bedroom 2:**  
Approx. 10'6 x 9'7  
3.2m x 2.92m

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