





# FOR STARTERS



OFFERS IN EXCESS OF  
£315,000

## MAIN COURSE

Elegance Meets Modern Comfort - A Splendid First-Floor Apartment in Leamington Spa

Step into this beautifully renovated first-floor apartment, where period charm blends effortlessly with modern living. Set in a prestigious block in the heart of Leamington Spa, this spacious split-level home boasts 11-foot high ceilings, with exquisite ornate cornicing in select rooms, creating a sense of grandeur and sophistication.

Upon entering, the welcoming hallway introduces you to a well-thought-out layout that combines elegance with practicality. The impressive open-plan living, dining, and kitchen area features large refurbished sash windows that flood the space with natural light and frame picturesque views of the leafy surroundings. The kitchen is stylishly designed with sleek navy J-handled units, marble-effect worktops, and integrated appliances, perfect for cooking and entertaining.

The apartment accommodates three double bedrooms, each offering comfort and versatility. The main bedroom includes a luxurious en-suite shower room with a walk-in double shower, adding a touch of indulgence. A short flight of steps leads to the third double bedroom, adding character and privacy. The second double bedroom is spacious and adaptable, making it ideal for guests, family members, or a home office.





The main bathroom is thoughtfully designed, featuring a handy storage cupboard to keep essentials organized and out of sight. Practical storage solutions are abundant throughout, ensuring a clutter-free living environment.

This remarkable apartment also benefits from private parking at the rear, a long 999-year lease, and no upward chain, offering convenience and flexibility. Ready to move in and enjoy, this property is a true gem in one of Leamington Spa's most desirable locations, perfectly combining historic charm with contemporary comforts.



# KEY INGREDIENTS



Tenure  
Leasehold



Council Tax  
Band - C



EPC  
Band - C



N/A



Mains Electric,  
Water & Drainage

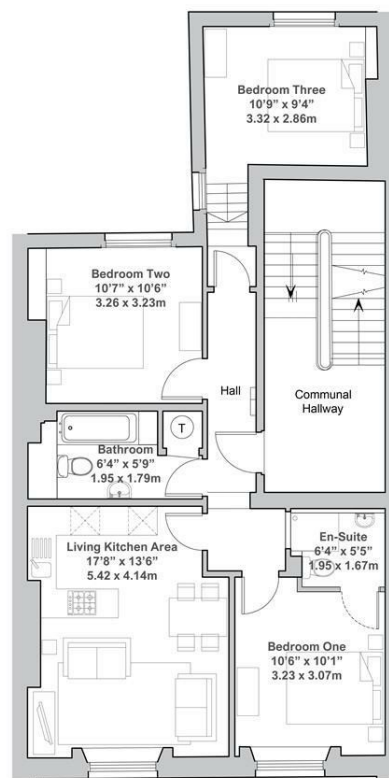


Heating System  
Electric



Milverton Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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The floorplan is provided for illustrative purposes only and may not be to scale. Measurements are approximate and should not be relied upon as exact. Buyers are encouraged to verify dimensions and layouts independently if they are important to the purchase decision.

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