



FOR STARTERS



OFFERS IN EXCESS OF
£280,000

MAIN COURSE

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

This fully renovated Grade II listed top-floor apartment in Leamington Spa offers a unique living experience, blending modern comforts with standout features that set it apart from others on the market. A real highlight is the secret room located off the half landing. This versatile space, equipped with power and light, is perfect for a home gym, a quiet office, or even a creative studio, offering flexibility to suit your lifestyle.

Upon entering, the hallway provides practical storage solutions with a double cupboard for coats and shoes, plus a smaller cupboard for keys and everyday essentials. From here, the layout flows seamlessly into the stunning L-shaped open-plan kitchen, living, and dining area. The kitchen is beautifully appointed with contemporary navy J-handled units, marble-effect worktops, and brand-new built-in appliances. Large sash windows flood the room with natural light and offer charming views over the mature tree-lined road and rooftops beyond.

The apartment boasts two spacious double bedrooms. The master bedroom features a refitted en-suite shower room with a walk-in double shower, offering a luxurious touch. A few steps up from the main level, the second double bedroom provides additional space and privacy for guests or family members. A second shower room, also



refitted with a modern double shower, is conveniently located off the hallway.

Storage is plentiful in this apartment, with three separate loft spaces offering ample room for those items you want tucked away yet easily accessible. The original sash windows have been refurbished and secondary glazed for extra comfort. The windows come with a 10-year warranty for peace of mind.

To the rear of the building, you'll find private parking, ensuring convenience in a busy area. 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.

KEY INGREDIENTS



Tenure
Leasehold



Council Tax
Band - B



EPC
Band - D



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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