



WARWICK PLACE, WARWICKSHIRE, CV32
£200,000 SHARE OF FREEHOLD

Winkworth



WARWICK PLACE, CV32

Winkworth Leamington Spa is delighted to bring to the market this well proportioned one bedroom apartment, ideally situated in popular Quorn House on Warwick Place, just a short walk from the town centre and Leamington Spa Railway Station.

This well-proportioned apartment offers an excellent opportunity to acquire a spacious home in a well-regarded residential setting close to the centre of Royal Leamington Spa.

The accommodation is accessed via a communal entrance leading up a flight of stairs to a generous private hallway, which provides direct access to all principal rooms.

The living room is a particularly impressive and spacious principal reception room. The generous proportions comfortably accommodate both seating and dining areas, featuring a large window that allows natural light to fill the space and create a bright, welcoming environment.

Conveniently positioned adjacent to the living area is the kitchen. It is arranged with a range of fitted units, work surfaces, a sink, and cooking appliances, offering a practical layout with ample space for everyday cooking.

The property features a well-sized and comfortable double bedroom, located at the opposite end of the apartment to provide a quiet retreat with plenty of space for freestanding furniture.

Further accommodation includes a highly useful, storage cupboard located in the hallway. The separate, well-appointed bathroom is fitted with a modern suite including a shower cubicle, wash hand basin, and WC, centrally located to serve both residents and guests.

Further benefits include gas central heating and a parking space.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Available (Checked on Ofcom May 26)

Mobile Coverage: Variable Coverage (Checked on Ofcom May 26)

Heating: Gas Central Heating

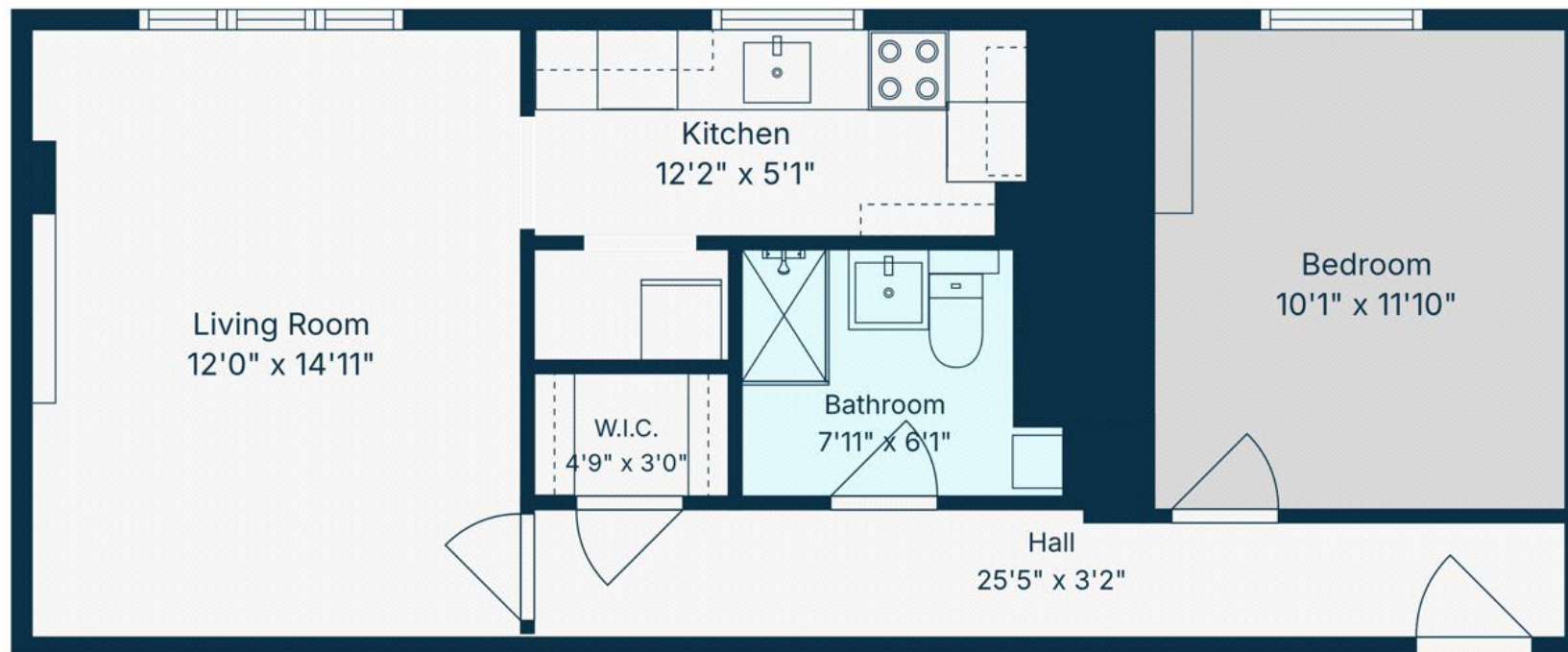
Listed: No | Tenure: SOF (984 years)

Service Charge: £2361.60 | Ground Rent: Peppercorn





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Total: 564 sq. ft
Ground Floor: 564 sq. ft
Excluded Areas: Walls: 47 sq. ft

All Measurements Are Approximate And For Display Purposes Only.

Leamington Spa | 01926 956560 | leamingtonspa@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth