



Leam Terrace, Leamington Spa, CV31
£425,000

Winkworth

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About the Property

Winkworth are delighted to present this exceptional two double bedroom, two bathroom duplex apartment, forming part of an elegant Regency villa in the very heart of Leamington Spa.

Occupying the first and second floors and extending to approximately 1,324 sq ft, this beautifully renovated home seamlessly blends period grandeur with contemporary finishes, offering generous proportions, high ceilings and an abundance of natural light throughout. Positioned within a stunning and well-maintained building, the property further benefits from allocated off-street parking, a long lease and is offered chain free.

Material Information:

Council Tax: Band E

Local Authority: Warwick District Council

Broadband: Ultrafast Available (Checked on Ofcom Mar 26)

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

Listed: No | Tenure: Leasehold (973 years)

Service Charge: £200 PCM | Ground Rent: n/a









The Finer Details

The property is accessed via an impressive communal entrance, reflecting the building's Regency heritage, with stairs rising to the apartment.

Upon entering, a welcoming hallway provides access to all principal rooms. The living room is a particularly striking space, featuring high ceilings, large sash windows and a feature fireplace, creating a superb setting for both relaxing and entertaining.

The beautiful kitchen/diner is bright and elegant, with an abundance of natural light from the front facing sash window. The kitchen is fitted with a range of classic shaker-style units, complemented by wooden worktops and tiled splashbacks, offering both practicality and charm. There is ample space for dining, making this a sociable and functional area. Also on this level is a modern WC, finished with contemporary tiling and fittings.

To the second floor, the accommodation continues to impress with two generous double bedrooms. The principal bedroom is an outstanding room, enhanced by vaulted ceilings, exposed beams and excellent proportions, and benefits from its own en-suite shower room.

The second bedroom is equally well-sized and served by a beautifully appointed family bathroom, finished in a classic style in keeping with the character of the property.

To the rear of the building, the property benefits from a compact communal garden and a allocated off-street parking for one car, a rare and valuable asset for such a central Leamington Spa location.

















About the Area

Situated on the elegant Leam Terrace, this property enjoys a prime position in the heart of Royal Leamington Spa, ideally placed for enjoying the town's celebrated Regency character and vibrant lifestyle. The centre of Leamington Spa is within easy walking distance, with The Parade (approximately 0.3 miles) offering an excellent selection of boutique shops, cafés and restaurants, while the award-winning Jephson Gardens (0.4 miles) provides beautifully maintained formal gardens, riverside walks and seasonal events at the iconic Pump Room.

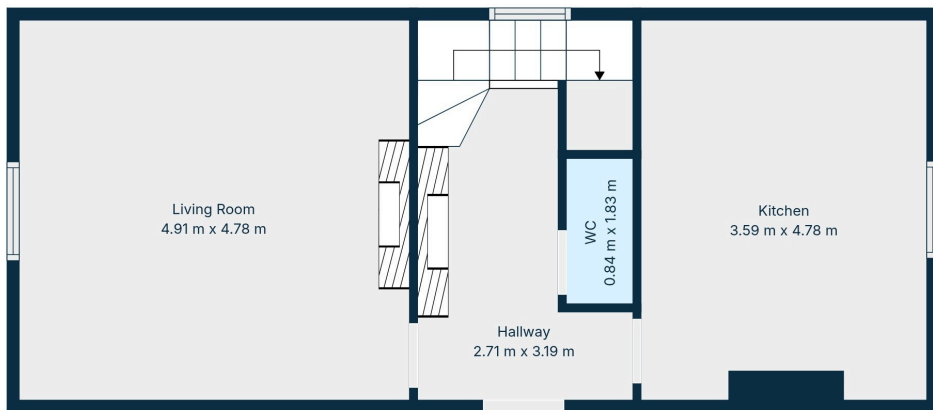
Leamington Spa is well regarded for its range of highly rated state and independent schools, many of which are easily accessible from Leam Terrace, making the location appealing to a wide range of buyers.

For commuters, Leamington Spa railway station (approximately 0.6 miles) offers regular direct services to London Marylebone in around 1 hour 20 minutes and to Birmingham in approximately 30 minutes. The town's central position within the West Midlands also provides convenient road links, with the M40 motorway accessed via multiple nearby junctions for travel north towards Birmingham and south towards Oxford and London.

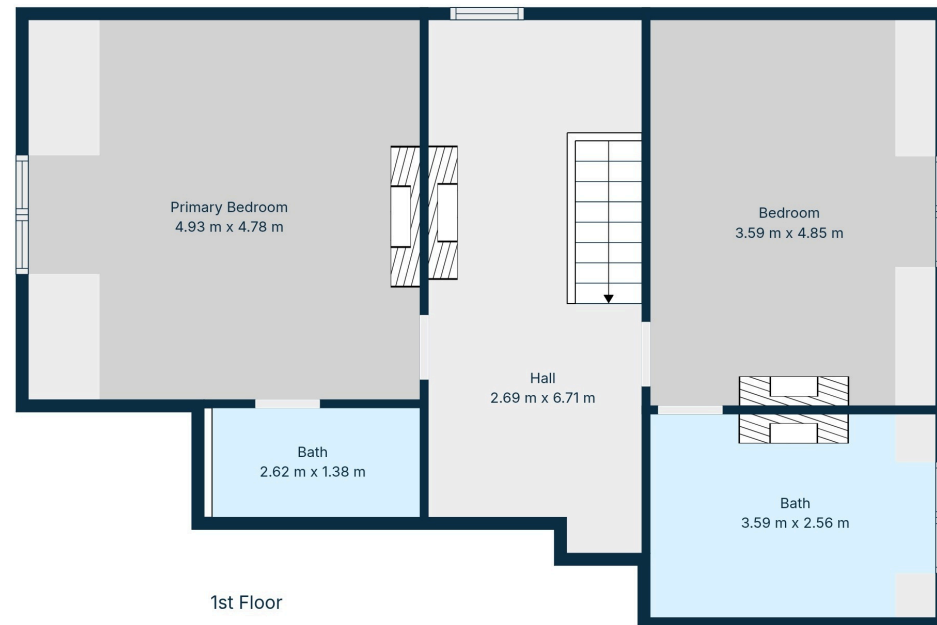
Combining architectural elegance with immediate access to Leamington Spa's finest amenities, Leam Terrace offers a superb lifestyle setting at the heart of one of Warwickshire's most desirable towns.

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





Ground Floor



1st Floor

TOTAL: 123 m2
 Ground floor: 55 m2, 1st floor: 68 m2
 EXCLUDED AREAS: LOW CEILING: 5 m2, WALLS: 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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