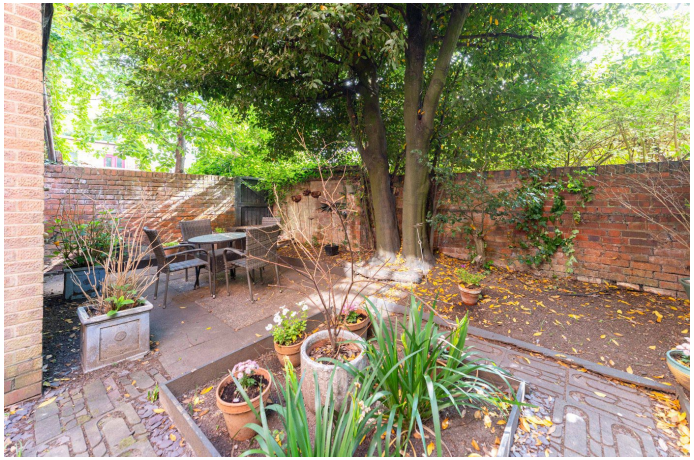


DALE STREET, WARWICKSHIRE, CV32

£230,000 SHARE OF FREEHOLD

Winkworth







DALE STREET, WARWICKSHIRE, CV32

Winkworth Leamington Spa are delighted to bring to the market Flat 1, 19 Dale Street, Leamington Spa, an elegant Grade II Listed Regency apartment occupying a sought-after ground floor position within one of the town's most attractive period buildings. Combining beautiful proportions with original character, this spacious one-bedroom home enjoys a superb town centre setting just moments from The Parade.

Accessed via an attractive communal entrance, the apartment opens into a welcoming entrance hall providing access to all principal rooms and useful storage.

The standout feature of the property is undoubtedly the magnificent open-plan sitting and dining room. Occupying the front of the apartment, this beautifully proportioned reception space enjoys high ceilings, elegant Regency detailing and two large sash windows which flood the room with natural light. An attractive original marble fireplace provides an impressive focal point, while the generous dimensions comfortably accommodate both living and dining furniture, making it an ideal space for entertaining or relaxing.

Positioned to the rear, the kitchen has been fitted with a contemporary range of sleek wall and base units complemented by modern work surfaces. There is an integrated electric hob with extractor above, stainless steel sink and drainer, together with space and plumbing for additional appliances. A rear-facing window provides a pleasant outlook towards the private garden.

The double bedroom is quietly positioned at the rear of the apartment and offers an excellent amount of space for freestanding furniture. Enjoying attractive views over the garden, it provides a peaceful retreat away from the town centre.

The shower room has been tastefully appointed with a contemporary suite comprising a large walk-in shower enclosure and vanity wash hand basin with storage beneath. Adjacent is a separate cloakroom fitted with a modern WC and wash hand basin, providing additional practicality for both residents and guests.

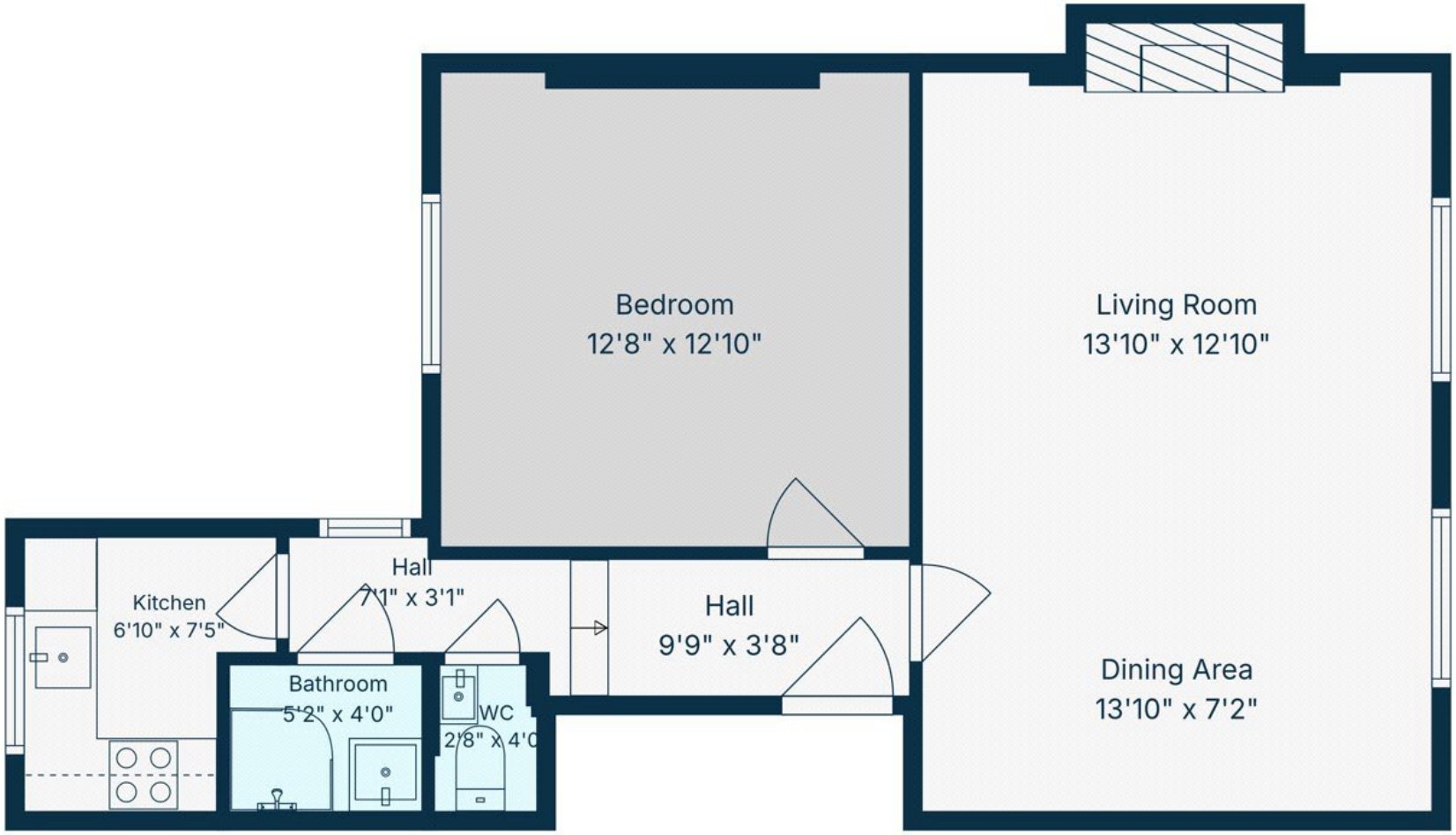
Outside, one of the apartment's most appealing features is the private enclosed rear garden. A rare find for a town centre apartment, this attractive outdoor space enjoys mature planting, established trees and paved seating areas, creating an ideal setting for al fresco dining, entertaining or simply enjoying a peaceful afternoon in surprisingly secluded surroundings.




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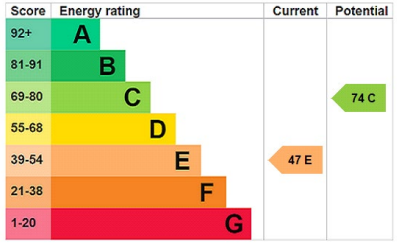






Total: 590 sq. ft
Ground Floor: 590 sq. ft
Excluded Areas: Fireplace: 8 sq. Ft, Walls: 59 sq. ft

All Measurements Are Approximate And For Display Purposes Only.



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