

Avenue Road, Leamington Spa, CV31

Offers Over £250,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa are delighted to present to the market Apartment 19, Manor House, Avenue Road, a beautifully presented two-bedroom duplex apartment set within an attractive historic conversion. Offering approximately 779 sq ft of accommodation, the property combines period character with modern finishes, with high ceilings and large windows creating a bright and spacious feel throughout.

The apartment features a generous open-plan kitchen, dining and living space, two double bedrooms—both with dressing areas—and a principal bedroom with en-suite. Further benefits include allocated parking and a chain-free position, making it an ideal purchase for professionals, first-time buyers or investors.

Material Information:

Council Tax: Band B | Tenure: Leasehold (103 years)
Local Authority: Warwick District Council Broadband: Superfast Broadband Available (Checked on Ofcom Mar 2026)
Mobile Coverage: Variable (Checked on Ofcom Mar 2026) |
Heating: Electric Heating | Listed: No
Ground Rent: £565 | Service Charge: £2114.73











The Finer Details

Set within a well-maintained and characterful manor house development, Apartment 19 offers a rare opportunity to acquire a stylish duplex apartment within a historic setting. Accessed via a communal entrance with stairs rising to the upper floors (no lift), the property enjoys an elevated position and a sense of privacy.

Upon entering, a welcoming hallway provides access to a convenient cloakroom/WC and a useful storage cupboard. The hallway opens into the impressive open-plan kitchen, dining and living space—undoubtedly the heart of the home. This generous room is flooded with natural light from large windows, enhancing the sense of space created by the high ceilings. The contemporary kitchen is well-fitted with a range of integrated appliances, ample worktop space and a breakfast bar, making it equally suited to both everyday living and entertaining.

The first floor accommodation comprises two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room and a dedicated dressing area, creating a comfortable and private retreat. The second bedroom is also a generous double and similarly enjoys a dressing area, serviced by a modern family bathroom.

Externally, the development is set within attractive communal grounds and benefits from one allocated off-road parking space. The property is offered to the market chain free.










COMPUTER DESK




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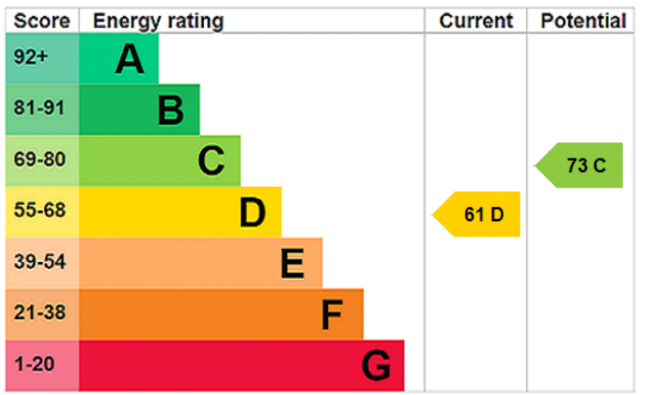
About the Area

Set on the highly regarded Avenue Road, 19 Manor House enjoys a prime central position in the heart of Royal Leamington Spa, overlooking and within moments of the iconic Royal Pump Rooms and adjoining gardens. The town centre is quite literally on the doorstep, with The Parade just a short walk away (approximately 0.2 miles), offering an excellent array of boutique shops, cafés, restaurants and bars.

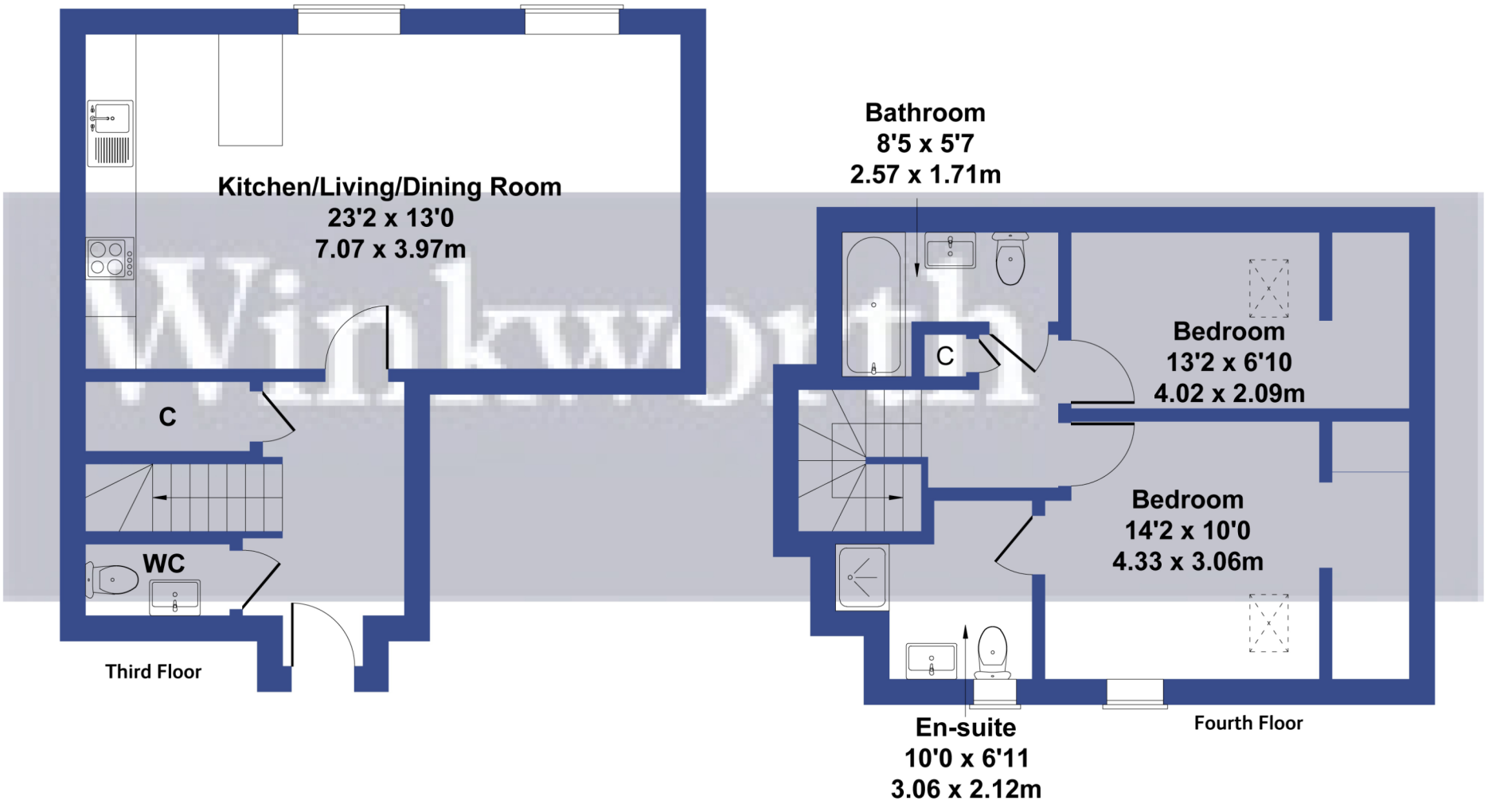
Leamington Spa is particularly renowned for its elegant green spaces, and residents of Avenue Road are exceptionally well placed to enjoy them. Jephson Gardens (0.4 miles), Victoria Park (0.5 miles) and Newbold Comyn (1 mile) are all within easy reach, providing a superb balance of town living and open green space.

For commuters, Leamington Spa railway station is around a five-minute walk (0.2 miles) and offers direct services to London Marylebone in approximately 1 hour 20 minutes and Birmingham in around 30 minutes. The M40 motorway is easily accessed via several nearby junctions, providing excellent road connectivity across the Midlands and to London. Birmingham Airport is approximately a 35-minute drive (16.8 miles), offering a wide range of national and international destinations.

Altogether, Avenue Road represents one of Leamington Spa's most convenient and prestigious central addresses, perfectly suited to those seeking refined town living with exceptional transport links and green spaces close at hand.



Manor House Avenue Road Leamington Spa CV31



Winkworth

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.


THE
MANOR
HOUSE



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