



Romani Close, Warwick
£155,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa are pleased to present to the market this contemporary, one bedroom apartment located on an enviable private development close to the centre of Warwick (0.9 miles).

This stunning apartment has been tastefully renovated by the current owners, and offers living accommodation extending to approximately 485 sq ft.

Material Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Superfast (Ofcom Checked on May 25)

Mobile Coverage: (Ofcom Checked on May 25)

Heating: Electric Heating

Listed: No

Tenure: Leasehold

Service Charge: £1854 per annum

Ground Rent: £180 per annum



The Finer Details

****To be Sold Chain Free****

Romani Close is a delightful one-bedroom ground floor apartment set within a compact, private development just a short walk from the centre of historic Warwick (0.9 miles).

Beautifully maintained by the current owners, this well-presented apartment offers modern and flexible living accommodation extending to approximately 485 sq ft, ideal for first-time buyers, downsizers, or investors.

Positioned on the ground floor, the property benefits from level access via a well-kept communal entrance. Inside, a spacious hallway leads to all rooms and includes a large storage cupboard—perfect for coats, shoes, or household essentials.

The generous open-plan living room enjoys views over the communal gardens through wide triple windows, providing plenty of natural light throughout the day. With ample space for both seating and dining areas, and with the kitchen conveniently adjoining, this is a warm and sociable setting for relaxing or entertaining.

The modern U-shaped kitchen is sleek and practical, offering a range of integrated appliances including an electric oven, electric hob, and fridge freezer, alongside plentiful countertop space and cabinetry. The space is tastefully topped off with parquet flooring.

The double bedroom is light-filled and well-proportioned, featuring fitted wardrobes making the most of the space and offering excellent storage.

The bathroom, accessed off the central hallway, has been stylishly updated and features a freestanding basin, WC, and bath with an overhead shower.

Outside, the development enjoys attractively maintained communal gardens with lawns and mature planting, ideal for enjoying the outdoors. The apartment also benefits from an allocated parking space, located close to the entrance for convenience.









About this Area

Romani Close is ideally located in the historic centre of Warwick, just a short stroll (0.9 miles) from the shops, bars and restaurants on Jury Street.

Warwick is renowned for its rich heritage, most notably the iconic Warwick Castle (1.3 miles), picturesque St Nicholas Park (1.1 miles), and the River Avon walks that meander through the town. For shopping and dining, Warwick town centre (1.1 miles) offers an excellent choice of restaurants, independent shops, cafés, and regular markets, while nearby Leamington Spa (2.2 miles) expands the offering with further boutiques, galleries, and entertainment.

For leisure and recreation, residents have access to Warwick Boat Club (1.3 miles), St Nicholas Leisure Centre (1 mile), and Warwick Golf Centre (2.3 miles). The Grand Union Canal, located just under half a mile away, provides scenic walking and cycling routes in both directions.

Romani Close benefits from excellent connectivity. Warwick Station (1 mile) provides regular direct trains to London Marylebone (approx. 1 hour 30 minutes) and Birmingham Moor Street (approx. 40 minutes). The A46 and M40 (Junction 15 – 2.4 miles) offer fast access to the wider Midlands motorway network, and Birmingham International Airport is just 18.5 miles away.





Approximate total area⁽¹⁾

483 ft²

44.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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