



Bedford Street, Leamington Spa, CV32
Offers Over £225,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present to the market this stunning one-bedroom first-floor apartment, set in an iconic town centre location with frontage onto The Parade and private access from Bedford Street.

Currently undergoing an extensive conversion and renovation, the property will beautifully blend period features with contemporary design, offering well-proportioned accommodation with high ceilings, sash windows, and a generous open-plan living space. Purchasers will also have the rare opportunity to customise the kitchen and bathroom finishes to their own taste. A private roof terrace with direct access from the apartment provides a unique setting for outdoor entertaining in the heart of Leamington Spa.

Council Tax – To be Confirmed in the Legal Pack

Local Authority – Warwick District Council

Broadband – Ultrafast (Checked September 2025)

Mobile Coverage – Variable Coverage (Checked September 2025)

Heating – Underfloor heating via Air Source Heat Pump

Listed – N/A

Tenure – Leasehold – 250 years upon completion

Service Charge – To be Confirmed in the Legal Pack

Ground Rent – To be Confirmed in the Legal Pack

The Finer Details

Situated in one of Leamington Spa's most iconic locations, this exceptional one-bedroom first-floor apartment combines period charm with contemporary style. With frontage onto The Parade—the town's historic high street—and private access via Bedford Street, the property enjoys both convenience and character, while a communal roof terrace provides a unique sense of privacy in the heart of town.

Accessed from the decked roof terrace, the apartment benefits from its own private entrance. A spacious hallway leads through to a generous open-plan living room and kitchen, designed for modern lifestyles. The L-shaped kitchen will be fitted to a high standard with a range of integrated appliances, while buyers will have the rare opportunity to customise the finish, including worktops and tiles, to their own taste. A large sash window to the front fills the living space with natural light, making it a bright and welcoming place to relax or entertain.

The double bedroom, also front-facing, offers views across The Parade and features the high ceilings and original proportions so characteristic of this handsome period building. The bathroom is positioned to the rear with a window overlooking the roof terrace. Contemporary in style, it will be finished to an excellent standard, with further customisation options available to purchasers.

A particular highlight of this property is the roof terrace itself. Split into sections and decked throughout, it provides an ideal setting for al fresco dining or summer evenings with friends—an unusual and valuable feature for a town centre home.

Blending original features with bespoke modern finishes, this apartment represents a rare opportunity to acquire a stylish home in one of Leamington Spa's most desirable and central addresses.





About the Area

The Parade is one of Leamington Spa's most iconic addresses, right at the heart of the town centre. The apartment enjoys frontage onto The Parade itself, with private access from Bedford Street, placing it moments from an array of shops, cafés, restaurants, and independent boutiques. Regent Street (150m) and Warwick Street (250m) are both within a short stroll, offering a vibrant mix of amenities quite literally on the doorstep.

Leamington Spa is renowned for its beautiful parks and gardens, all easily accessible from The Parade. The Pump Room Gardens (200m) and Jephson Gardens (0.2 miles) are within a few minutes' walk, while Victoria Park (0.6 miles) and Newbold Comyn (1 mile) provide further green spaces for leisure and recreation.

Perfectly connected, Leamington Spa Train Station (0.5 miles) is within easy walking distance, offering direct services to London Marylebone (approx. 1 hour 20 minutes) and Birmingham (approx. 33 minutes). The M40 motorway is easily accessed from the town, providing excellent regional and national road links, while Birmingham International Airport is just 35 minutes away by car.





Disclaimer: The property is currently under construction and not yet complete. All images used within this listing are computer-generated impressions (CGIs) provided for illustrative purposes only and may not accurately represent the final appearance of the property, landscaping, fixtures, fittings, or finishes. Floor plans, layouts, and measurements are approximate and subject to change as the development progresses. The EPC rating, service charges, ground rent and council tax banding will be confirmed in due course. Prospective purchasers should not rely solely on these images or details and are advised to carry out their own inspections, seek independent advice, and refer to the legal pack before making any commitment to purchase.





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