



Bedford Street, Leamington Spa, CV32
Offers Over £375,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present to the market this exceptional two-bedroom maisonette, set over the second and third floors of a beautiful period conversion in the heart of Leamington Spa.

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. 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 – 999 years upon completion

Service Charge – To be Confirmed in the Legal Pack (Expected to be low)

Ground Rent – N/A

Heating: Gas Central Heating



The Finer Details

Situated in one of Leamington Spa's most iconic locations, this exceptional two-bedroom maisonette perfectly blends period elegance with contemporary design. Set over the second and third floors of a beautiful period conversion, the property enjoys frontage onto The Parade — the town's historic high street — while benefitting from a private entrance from the roof terrace, offering an enviable combination of character, privacy, and convenience in the heart of town.

Accessed via stairs from the first-floor roof terrace, the property opens into a generous landing leading through to a spacious open-plan living area that extends the full depth of the second floor. With front and rear aspect windows, this light-filled space is designed for modern living, offering clearly defined sitting and dining areas alongside a beautifully appointed kitchen.

The kitchen, positioned to the rear, will be fitted to a high specification with a range of integrated appliances and plentiful counter top space. Additional under-stairs pantry storage provides practical convenience without compromising on style.

Ascending to the third floor, a sizeable landing gives access to two generous double bedrooms, a study, and the family bathroom. The principal bedroom, with its front aspect and large sash windows, is bathed in natural light and features an adjoining dressing room. To the rear is a further double bedroom and a separate study, ideal for home working or as a nursery.

The family bathroom, contemporary in design, will be completed to an excellent standard, with stylish fittings and fixtures.

A standout feature of this unique home is the roof terrace, providing a peaceful outdoor retreat — perfect for relaxing, entertaining, or enjoying summer evenings above the bustle of the Parade below.

Blending original period character with bespoke modern finishes, Bedford Street represents a rare opportunity to acquire a spacious, beautifully crafted 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.





****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 and seek independent advice before making any commitment to purchase..****



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