



Leam Terrace, Leamington Spa, CV31
£495,000

Winkworth

for every step...



About the Property

Winkworth Leamington Spa are pleased to present to the market Flat 1, 22 Leam Terrace, a beautifully appointed and deceptively spacious triplex apartment set within an elegant period building on one of Leamington Spa's most established residential terraces.

Enjoying generous proportions and high-quality finishes throughout, the apartment blends period charm with contemporary living, all within easy walking distance of the town centre, Jephson Gardens and Leamington Spa railway station.

Material Information:

Council Tax: Band F

Local Authority: Warwick District Council

Broadband: Ultrafast Available (Checked on Ofcom Feb 26)

Mobile Coverage: Variable Coverage (Checked on Ofcom Feb 26)

Listed: No | Tenure: SOF (975 years)

Service Charge: £225 PCM

Ground Rent: n/a







The Finer Details

Accessed via a well-maintained communal entrance, the apartment opens on the ground floor into an impressive living room, a bright and welcoming space enhanced by tall sash windows, high ceilings and attractive decorative detailing. This elegant reception room provides an excellent setting for both entertaining and everyday living, while a generously sized double bedroom and contemporary shower room on this level offer flexibility for guests or home working.

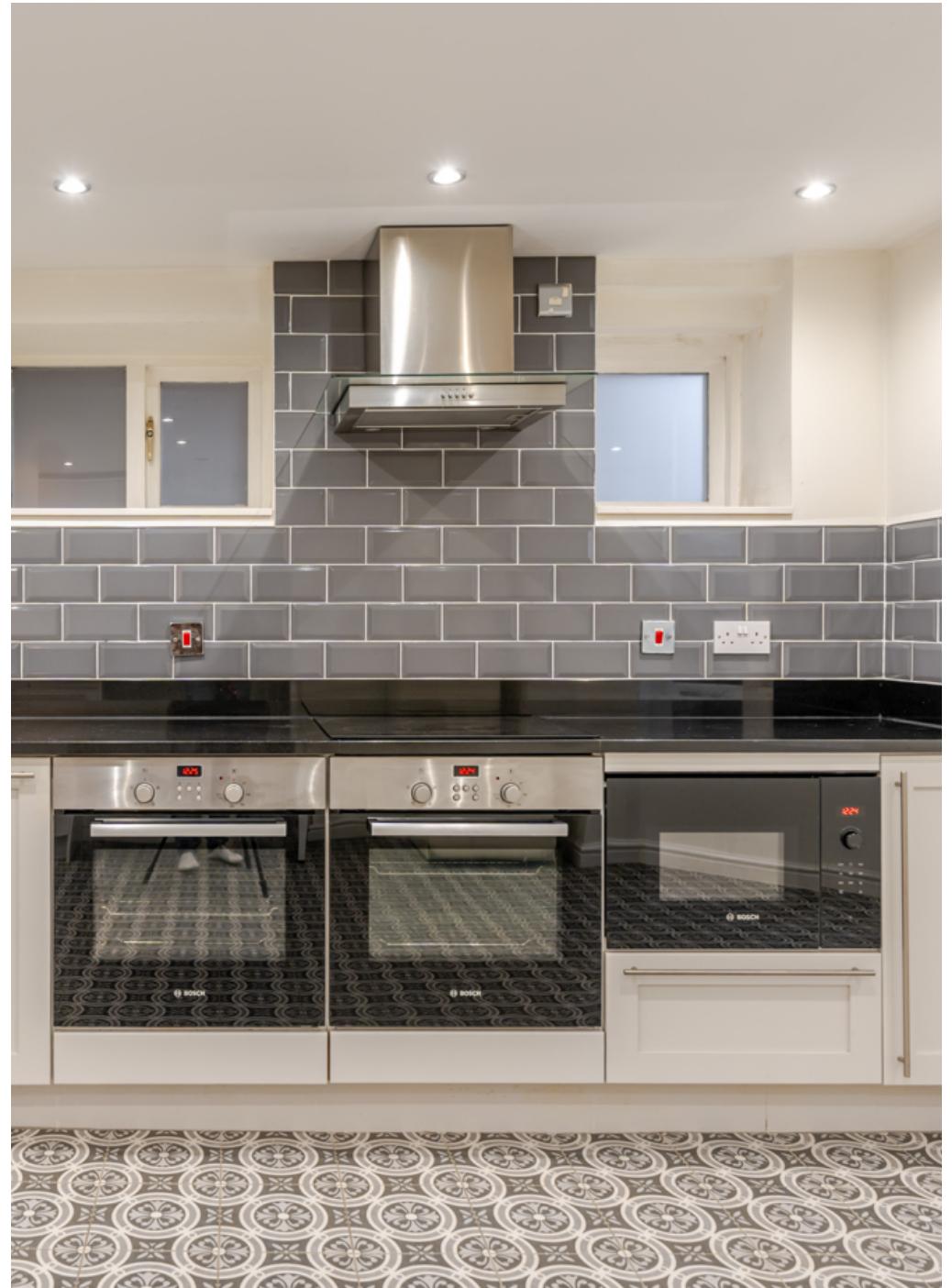
A staircase descends to the lower ground floor, where the heart of the home can be found in the spacious kitchen and dining room. Finished with modern cabinetry, contrasting worktops and tiled flooring, the kitchen is well equipped with integrated appliances and provides ample space for a large dining table, making it ideal for hosting and family life. A separate utility area is neatly tucked away, ensuring practicality without compromising on style.

Rising to the first floor, the apartment offers two further generous double bedrooms, both benefiting from their own ensuite bathrooms. The principal bedroom is particularly impressive, enjoying excellent proportions and a calm, refined finish, while the second bedroom is equally well presented and ideal for guests or family members. Each bathroom has been finished to a high standard, providing a cohesive and luxurious feel throughout the upper level.

The property benefits from a private, allocated parking space accessed via the rear. Residents parking is also available.

****Agents Notes:** Please note this apartment does not come with any outdoor space.**























About the Area

Situated on the elegant Leam Terrace, this property enjoys a prime position in the heart of Royal Leamington Spa, ideally placed for enjoying the town's celebrated Regency character and vibrant lifestyle. The centre of Leamington Spa is within easy walking distance, with The Parade (approximately 0.3 miles) offering an excellent selection of boutique shops, cafés and restaurants, while the award-winning Jephson Gardens (0.4 miles) provides beautifully maintained formal gardens, riverside walks and seasonal events at the iconic Pump Room.

Leamington Spa is well regarded for its range of highly rated state and independent schools, many of which are easily accessible from Leam Terrace, making the location appealing to a wide range of buyers.

For commuters, Leamington Spa railway station (approximately 0.6 miles) offers regular direct services to London Marylebone in around 1 hour 20 minutes and to Birmingham in approximately 30 minutes. The town's central position within the West Midlands also provides convenient road links, with the M40 motorway accessed via multiple nearby junctions for travel north towards Birmingham and south towards Oxford and London.

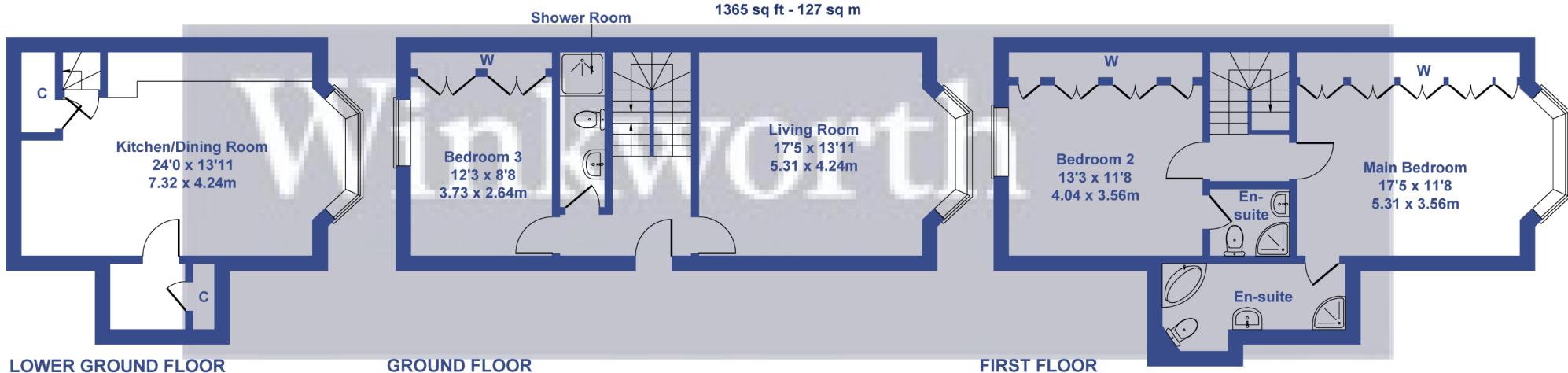
Combining architectural elegance with immediate access to Leamington Spa's finest amenities, Leam Terrace offers a superb lifestyle setting at the heart of one of Warwickshire's most desirable towns.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



22 Leam Terrace, CV31

Approximate Gross Internal Area
1365 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.





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