



Belmont Court, Park Road, CV32
Offers Over £220,000

Winkworth

for every step...



About the Property

Winkworth Leamington Spa is delighted to bring to market this charming two-bedroom, one-bathroom ground floor apartment, ideally situated on a popular tree-lined road in Lillington, North Leamington Spa.

Offering flexible lateral living and direct access to a communal rear garden, this attractive property presents a fantastic opportunity for modernisation. The accommodation extends to approximately 617 sq ft and is filled with potential to create a stylish and comfortable home.

Council Tax: Band B

Local Authority: Warwick District Council Broadband: Ultrafast
Broadband Available (Checked on Ofcom May 2025)

Mobile Coverage: Limited Coverage

Heating: Gas Central Heating

Listed: No

Tenure: Leasehold (139 years)

Service Charge: £80 PCM | Ground Rent: Peppercorn £0PCM







The Finer Details

Built in 1977 and enviably located on a sought-after, tree-lined road in North Leamington Spa, Belmont Court is a small, well-regarded development offering easy access to the town centre (just 1.3 miles away). Residents benefit from beautifully maintained communal gardens, a garage en-bloc, and communal parking.

This delightful ground-floor, south facing apartment offers flexible lateral living, direct access to a private rear terrace, and accommodation extending to approximately 617 sq ft. While the property would benefit from modernisation throughout, it presents an exciting opportunity to create a stylish and comfortable home.

Upon arrival, a well-kept communal entrance hall leads to the apartment. Inside, a central entrance hallway provides access to all rooms and includes an entry phone system along with a range of built-in cupboards offering practical storage solutions. The family bathroom is generously sized wet room, with a WC, stand alone basin and shower, all of which is wheelchair accessible.

At the heart of the apartment lies a bright and spacious reception room, featuring large windows and a door that opens onto the private, south facing terrace and communal gardens beyond. This versatile space has previously been used as both a sitting room and dining area—ideal for entertaining and everyday living.

The separate kitchen, recently updated, is well-appointed with tiled flooring, generous worktop space, and integrated appliances including gas hobs, tower ovens, and a wine rack. There is further provision and plumbing for a tumble dryer, fridge/freezer, washing machine and dishwasher. Large windows provide lovely garden views, and a partition wall separates the kitchen from the reception room, offering potential for future open-plan living if desired.

Both double bedrooms are accessed from the central reception space. Similar in size, each room features built-in wardrobes and overlooks the tranquil communal gardens.

Externally, the private rear terrace offers a peaceful spot to unwind, with the larger communal gardens wrapping around the development and maintained to a high standard by the building management. In addition to the garage en-bloc, residents have access to communal parking, with further visitor parking available on Park Road.

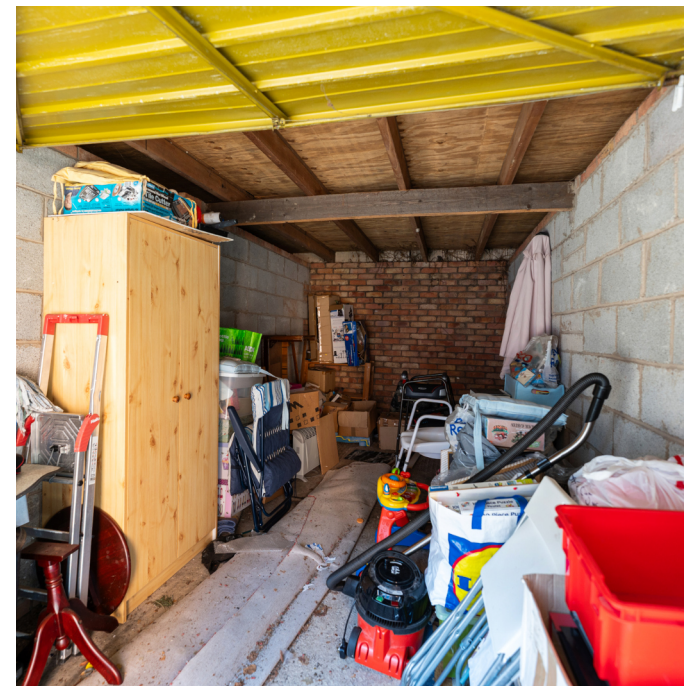














About the Area

Belmont Court is nestled on the beautiful tree lined Park Road, a short distance from Lillington Road in sought after North Leamington Spa.

Leamington Spa is famous for its baths and parks, with the historic Pump Rooms and Gardens (1.4 miles), the botanical Jephson Gardens (1.2 miles) and the expansive Newbold Comyn (1.7 miles) all within easy reach. The shops and restaurants on Regent Street (1.4 miles), Warwick Street (1.3 miles) and the Parade (1.3 miles) are all quickly accessible from Belmont Court.

Leamington Spa and neighbouring Warwick have a number of sports clubs, with Leamington Lawn Tennis Club (1.5 miles), Warwick Boat Club (3.3 miles) and Leamington Rugby Club, all popular, local options to Belmont Court.

There are a number of very good state and independent, primary and secondary schools in Leamington, with Lillington Primary School (0.8 miles), North Leamington School (0.6 miles) and Arnold Lodge (0.9 miles), all within easy walking distance of Belmont Court.

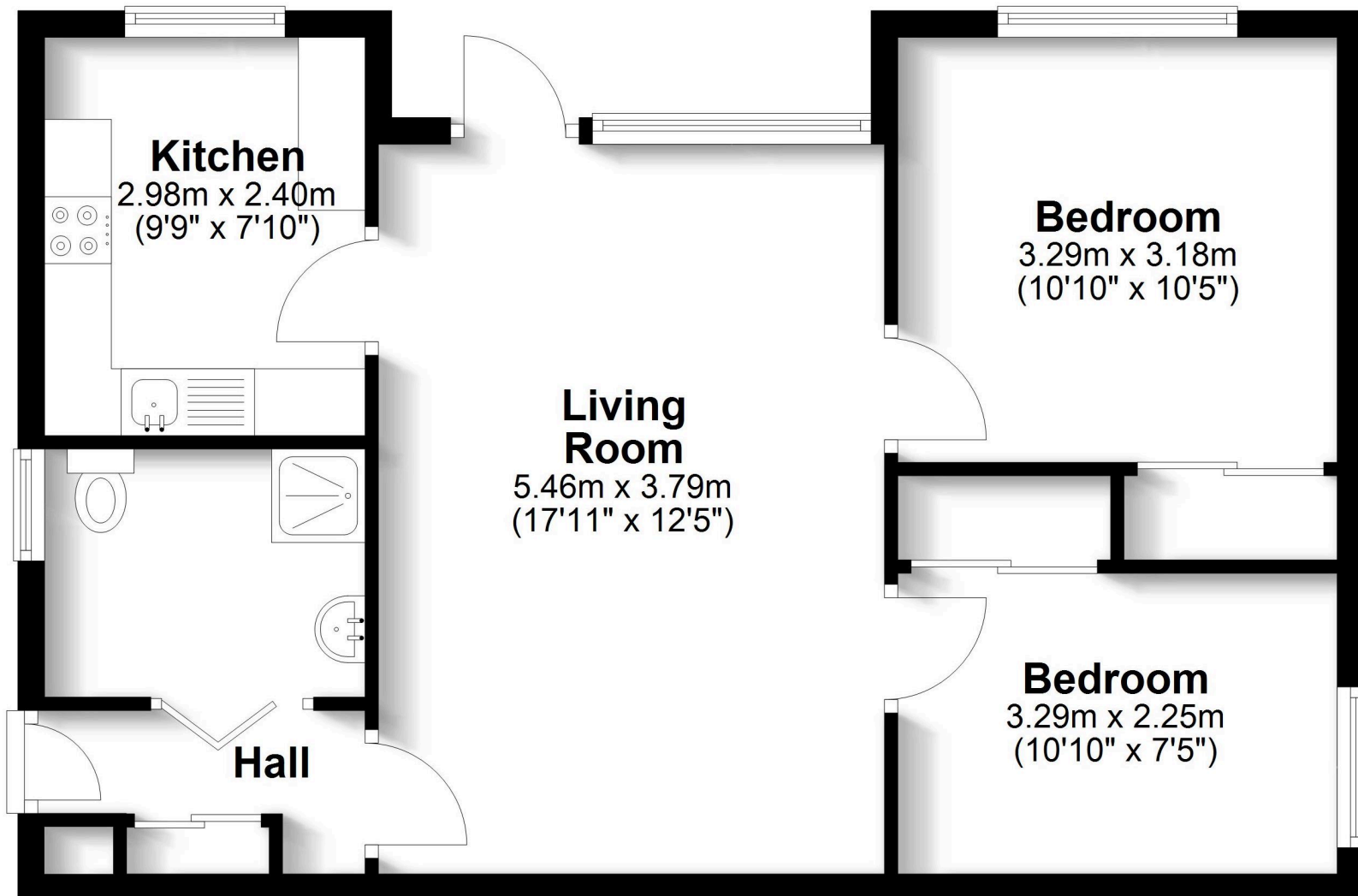
The west Midlands is famed for its national transport links with Leamington Spa Train Station (2.1 miles) offering a direct line to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes). The national motorway network is accessible via multiple junctions of the M40, and international travel from Birmingham International Airport is a short drive (17.3 miles).





Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 57.4 sq. metres (617.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact





Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

Winkworth

for every step...