



Manor House, Leamington Spa, CV31
Offers Over £200,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are delighted to bring to the market Manor House, a well-presented ground floor apartment set within a popular and secure development on Avenue Road, just moments from the heart of Leamington Spa.

Benefiting from an allocated parking space, attractive communal gardens and recently updated flooring, the apartment offers bright, well-proportioned accommodation and is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers, downsizers and investors alike seeking a prime central location.

Material Information:

Council Tax: Band B | Tenure: Leasehold (103 years)

Local Authority: Warwick District Council Broadband: Superfast

Broadband Available (Checked on Ofcom Feb 2026)

Mobile Coverage: Good Outdoor, Variable In Home (Checked on Ofcom Feb 2026)

Heating: Electric Heating | Listed: No | Ground Rent: £565 | Service Charge: £2114.73







The Finer Details

Manor House is a well-presented, purpose-built ground floor apartment set within a highly regarded development on Avenue Road, positioned just moments from the heart of Leamington Spa. The property enjoys secure gated access, attractive communal gardens and the valuable benefit of an allocated parking space, making it an appealing proposition for owner-occupiers and investors alike.

The apartment has been carefully maintained and enhanced by the current owners, including the installation of new flooring, and offers well-proportioned accommodation with a strong sense of light and space throughout. Offered to the market with no onward chain, this is a turnkey opportunity in one of the town's most convenient and sought-after central locations.

Entrance Hall: A welcoming hallway with recessed spot lighting, useful storage cupboard housing the boiler, and doors leading through to all principal rooms.

Open-Plan Living / Dining / Kitchen: A generous and well-arranged open-plan space, ideal for both everyday living and entertaining. The sitting area enjoys French doors with side panels overlooking the communal gardens, allowing excellent natural light and providing a pleasant outlook. Recently installed flooring runs throughout and there is space for both seating and dining furniture.

Kitchen: The kitchen is comprehensively fitted with a modern range of base and wall units, coordinated work surfaces and stainless-steel splashbacks. Integrated appliances include an oven, ceramic hob with extractor over, fridge/freezer, dishwasher and washing machine, creating a practical yet streamlined finish.

Bedroom: A comfortable double bedroom with a large picture window, built-in sliding wardrobes providing excellent storage, and a calm, neutral décor.

Bathroom: A modern, well-appointed bathroom fitted with a concealed-cistern WC, wash hand basin set within a vanity unit and a panelled bath with shower over and glazed screen. Finished with tiled flooring, mosaic splashbacks, heated towel rail and recessed lighting.

Outdoors & Communal Gardens: The development benefits from attractive communal gardens and secure gated access, with the apartment further enjoying an allocated parking space.











About the Area

Set on the highly regarded Avenue Road, 24 Manor House enjoys a prime central position in the heart of Royal Leamington Spa, overlooking and within moments of the iconic Royal Pump Rooms and adjoining gardens. The town centre is quite literally on the doorstep, with The Parade just a short walk away (approximately 0.2 miles), offering an excellent array of boutique shops, cafés, restaurants and bars.

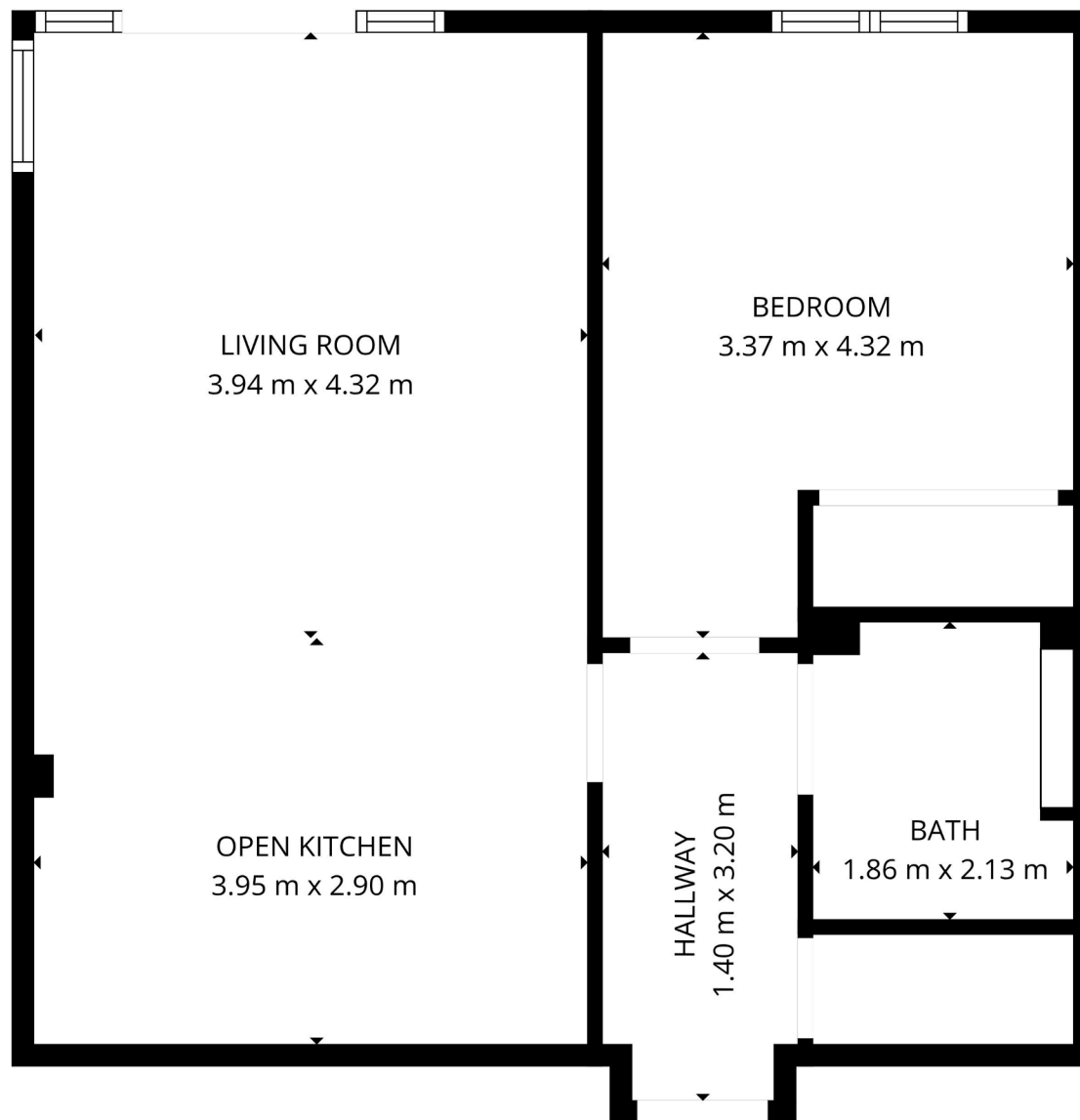
Leamington Spa is particularly renowned for its elegant green spaces, and residents of Avenue Road are exceptionally well placed to enjoy them. Jephson Gardens (0.4 miles), Victoria Park (0.5 miles) and Newbold Comyn (1 mile) are all within easy reach, providing a superb balance of town living and open green space.

For commuters, Leamington Spa railway station is around a five-minute walk (0.2 miles) and offers direct services to London Marylebone in approximately 1 hour 20 minutes and Birmingham in around 30 minutes. The M40 motorway is easily accessed via several nearby junctions, providing excellent road connectivity across the Midlands and to London. Birmingham Airport is approximately a 35-minute drive (16.8 miles), offering a wide range of national and international destinations.

Altogether, Avenue Road represents one of Leamington Spa's most convenient and prestigious central addresses, perfectly suited to those seeking refined town living with exceptional transport links and green spaces close at hand.

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





TOTAL: 54 m2
Ground floor: 54 m2
EXCLUDED AREAS: WALLS: 5 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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