



2 Church Street, Warwick, CV34
£175,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is thrilled to present to the market this stunning one bedroom, second floor apartment located in a historic Grade II listed conversion located on the sought after Church Street, in the heart of Warwick.

Offering contemporary lateral and open plan living, this wonderful and bright apartment provides accommodation extending to approximately 470 sq ft.

Material Information:

Council Tax: Band A | Local Authority: Warwick District Council
Broadband: Superfast Broadband Available (Checked on Ofcom Aug 25)

Mobile Coverage: Good Coverage (Checked on Ofcom Aug 25)

Heating: Gas Central Heating | Listed: Grade II

Tenure: Leasehold (113 Years) | Service Charge: £624 PA

Ground Rent: £100 PA





The Finer Details

Winkworth proudly presents this stylish one-bedroom apartment, perfectly positioned in Warwick's vibrant town centre along the prestigious and historic Church Street. Forming part of an historic period conversion and with sweeping views across Jury Street and towards the magnificent Warwick Castle, this home offers a rare blend of period charm and modern living.

Part of a high-quality conversion completed in 2012, the property has been thoughtfully upgraded by the current owner. Its generous proportions, high ceilings and beautifully preserved sash windows create an airy, light-filled atmosphere that highlights the building's character.

The layout includes a shared entrance, a welcoming hallway, a bright open-plan living, dining and kitchen space, a spacious double bedroom, and a contemporary bathroom.

Residents benefit from on-street parking via permit, with additional visitor permits available from the local council.

Whether you're searching for your first home, a sound investment, or a convenient base for professional life, this property offers a prime opportunity in one of Warwick's most desirable locations.

The property is being sold with no onward chain.











About the Area

Occupying a prime position on one of Warwick's most sought-after streets, Church Street offers an exceptional location at the very heart of the town's historic centre. Just steps away, Jury Street is alive with character, home to an eclectic mix of independent shops, charming cafés, and award-winning restaurants – placing a vibrant lifestyle quite literally on your doorstep.

The iconic Warwick Castle lies only 0.2 miles from the property, offering a captivating link to the town's medieval past. For leisure and outdoor pursuits, St. Nicholas' Park (0.4 miles) provides riverside walks, a children's play area, and excellent sports facilities, making it a favourite with residents of all ages.

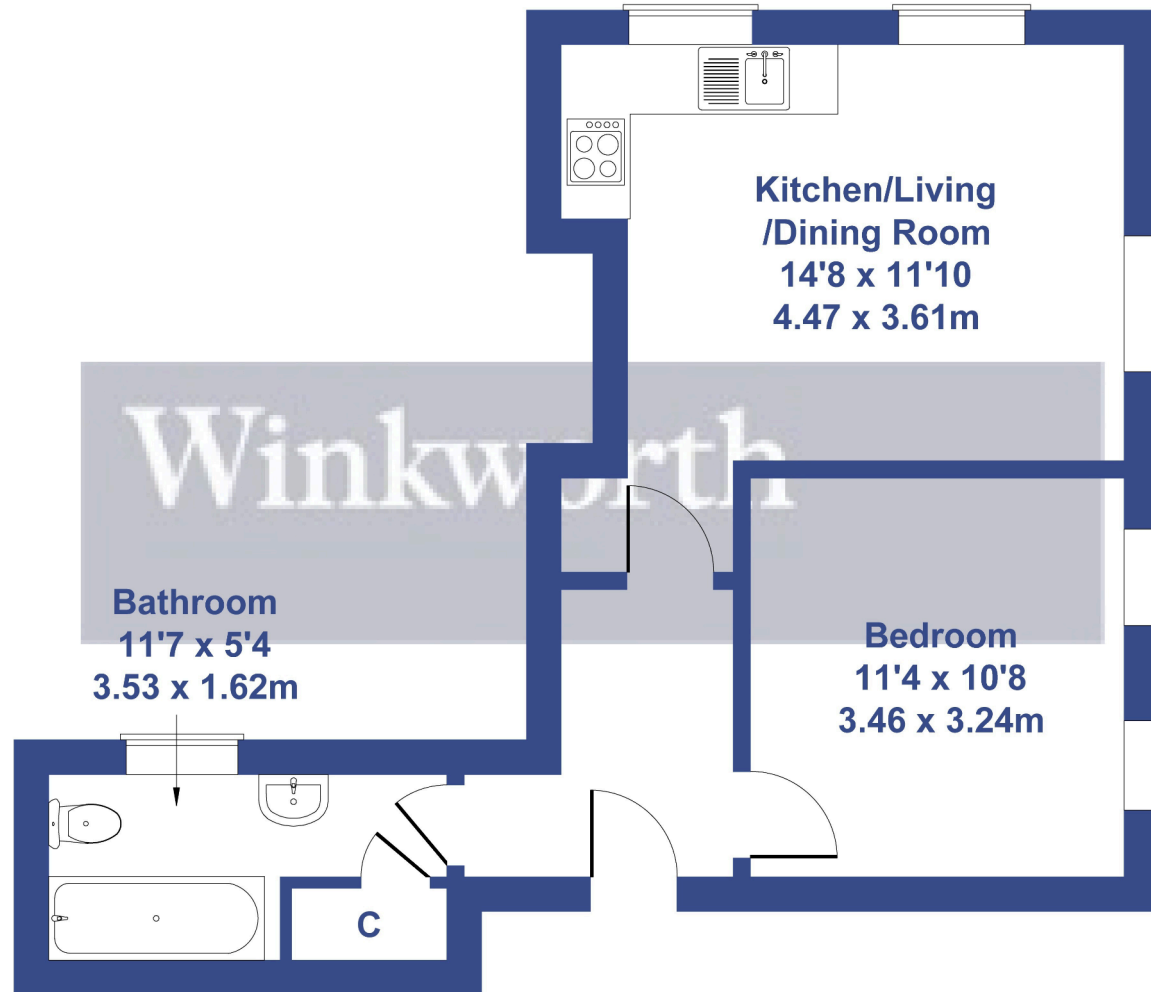
Transport connections are outstanding. Warwick Train Station (0.5 miles) offers direct routes to Birmingham in around 30 minutes and London Marylebone in approximately 1 hour 30 minutes. For further choice, Leamington Spa Station (2.5 miles) provides additional regular services. The nearby A46 and M40 ensure quick and convenient road travel to neighbouring towns and major cities.

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



Church Street, Warwick

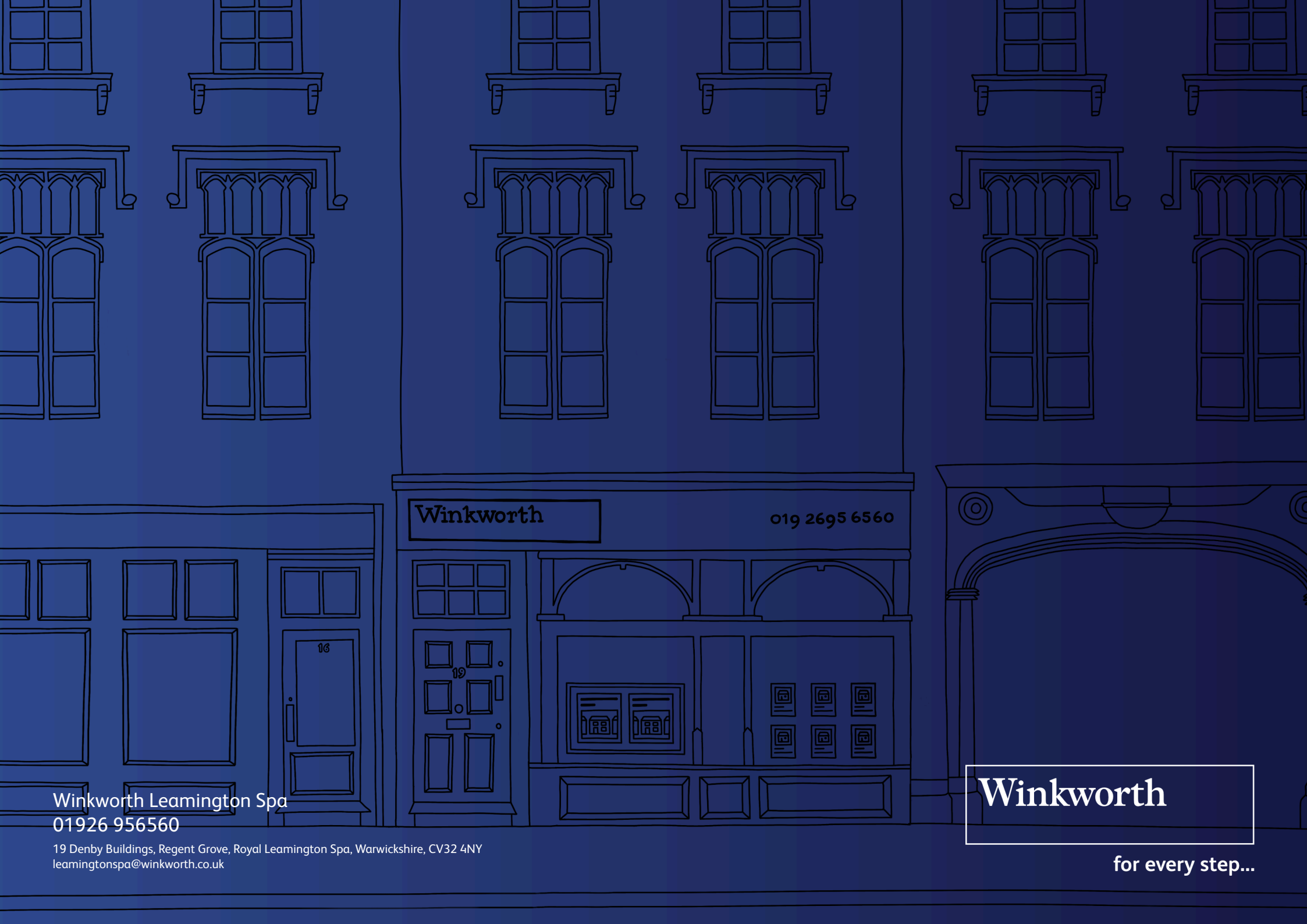
Approximate Gross Internal Area
474 sq ft



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





Winkworth

019 2695 6560

Winkworth Leamington Spa
01926 956560

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

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