



Goodway House, Copps Road, CV32
Offers Over £385,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present this beautiful two-bedroom, first-floor lateral apartment, forming part of one of Leamington Spa's most iconic Grade II Listed Victorian villas on Copps Road.

Reputedly built for the visit of Queen Victoria, Goodway House is a stunning mid-19th century residence set within a peaceful cul-de-sac, just a short distance from the town centre, historic Warwick, and Leamington Spa's train station.

Material Information:

Council Tax: Band F

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available (Checked on Ofcom Oct 25)

Mobile Coverage: Variable/Good Coverage (Checked on Ofcom Oct 25)

Heating: Gas Central Heating

Listed: Grade II Listed

Tenure: Share of Freehold

Lease: 125 Year from 1998 (97 years)

Service Charge: £3573.96 PA

Ground Rent: £150 PA











The Finer Details

This beautiful two-bedroom, first-floor lateral apartment forms a principal portion of one of Leamington Spa's most iconic buildings — a magnificent mid-19th century, Grade II Listed Victorian villa, reputedly built in anticipation of a visit from Queen Victoria. Rich in history and architectural grandeur, Goodway House offers an exceptional opportunity to reside within a landmark residence that perfectly balances period character with contemporary comfort.

Converted into apartments in 1998, and tucked away in a peaceful cul-de-sac, the property enjoys a tranquil setting just a short distance from the vibrant heart of Leamington Spa, with its renowned shops, cafés, and restaurants. The location also provides convenient access to the historic town of Warwick and Leamington Spa's train station, offering regular services to London and Birmingham.

Accessed via a stunning communal entrance, residents are greeted by exquisite architectural detailing, original tiled floors, and a sweeping staircase that rises gracefully to the upper floors — all evoking the timeless elegance of the building's Victorian heritage.

Upon entering the apartment, a spacious entrance hall welcomes you and leads to the thoughtfully arranged living accommodation. The superb living room enjoys generous proportions and opens onto a private balcony, creating a perfect space for relaxation and entertaining. The fully fitted kitchen is equipped with high-quality integrated appliances and ample storage, combining practicality with style.

The property features two spacious double bedrooms, both with fitted wardrobes. The principal bedroom benefits from a luxurious en-suite bathroom, while a separate shower room serves the second bedroom and guests.

Externally, the property is enhanced by beautifully maintained communal grounds that provide a delightful setting for residents to enjoy. The apartment also benefits from two allocated parking spaces — one to the front and one to the rear of the property — as well as comprehensive CCTV coverage across the building for added security.

Blending the elegance of Victorian architecture with the comfort of modern living, Goodway House offers a truly distinguished home in one of Leamington Spa's most desirable locations.

















About the Area

Copps Road enjoys a peaceful and private setting just moments from the vibrant heart of Royal Leamington Spa (0.6 miles) — one of Warwickshire's most desirable towns, renowned for its elegant Regency architecture, boutique shopping, and thriving café culture. The apartment sits within a quiet cul-de-sac, offering a sense of tranquillity while remaining only a short stroll from the town's wide range of restaurants, bars, and independent stores.

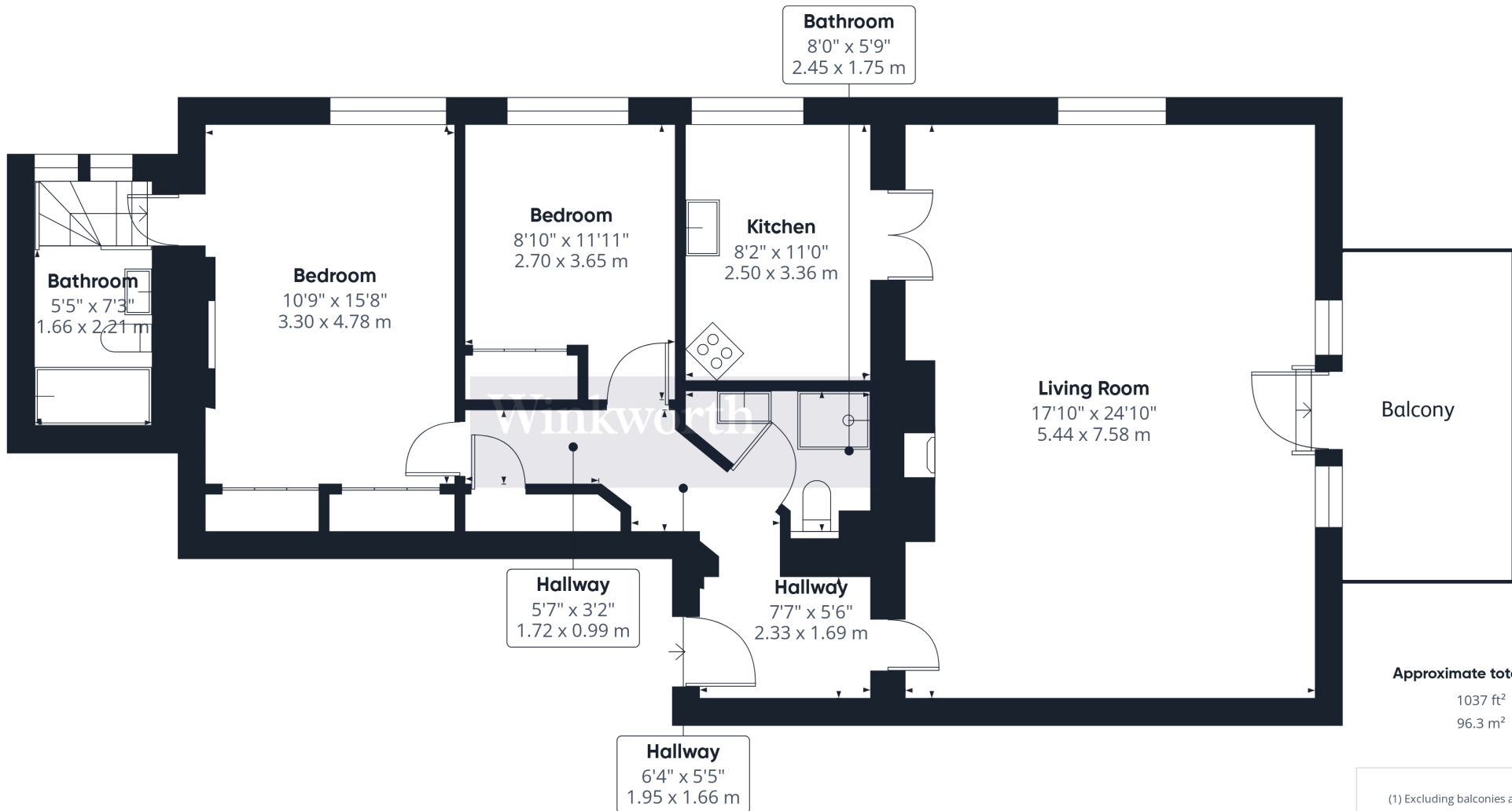
Excellent transport links make this location ideal for commuters and professionals alike. Leamington Spa train station (1 mile) provides regular direct services to London Marylebone, Birmingham, and surrounding towns, while the nearby A46, M40, and M42 offer convenient road connections across the Midlands and beyond.

The historic town of Warwick (1.8 miles), with its world-famous castle, is just a short drive away, as are the beautiful open spaces of Jephson Gardens (0.9 miles) and Newbold Comyn (1.5 miles), offering picturesque spots for walking, running, and leisure. With its combination of peaceful surroundings, architectural grandeur, and proximity to the town centre, Copps Road provides an exceptional Leamington Spa address.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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