



Brandon Place, Leamington Spa, CV32
Offers Over £395,000

Winkworth

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About the Property

Winkworth Leamington Spa are delighted to bring to market Apartment 2 (Plot 2), Brandon Place, a standout two-bedroom apartment forming part of this exclusive and architecturally considered development in the very heart of Leamington Spa.

One of only two apartments to benefit from a private terrace and garden, this beautifully presented home offers a rare blend of contemporary design, high-quality specification and genuinely usable outdoor space.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Available (Checked on Ofcom Jan 26)

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

Heating:

Listed: No | Tenure: Leasehold with a Share of Freehold once final units have been sold.

Service Charge: £1760 PA

Ground Rent: N/A









The Finer Details

The accommodation is arranged around a generous open-plan kitchen, dining and living space, finished to a high contemporary standard and designed with modern living firmly in mind. The kitchen features sleek, handleless matt units with quartz work surfaces and splashbacks, complemented by integrated Bosch appliances including an electric oven, ceramic hob with cooker hood, fridge/freezer, dishwasher and washer/dryer.

The principal bedroom is a comfortable double room benefitting from a stylish en-suite shower room, while the second bedroom, another generous double, is well proportioned and served by a beautifully finished family bathroom. Both bathrooms are fitted with high-quality Porcelanosa sanitaryware, featuring contemporary white ceramics, large format tiling, chrome fittings, vanity storage, heated towel rails and thermostatic showers.

Double doors open directly from the second bedroom to the large, private and enclosed garden to the rear which has been beautifully re-landscaped to create an excellent connection between indoor and outdoor living.

Throughout the apartment, the finish is consistent and refined, with smooth plastered walls, white satin woodwork, chrome door furniture and a considered mix of flooring, including luxury vinyl tile to the living areas and kitchen, carpeting to the bedrooms and tiled bathroom floors. Comfort is assured year-round via thermostatically controlled underfloor heating, powered by an energy-efficient gas condensing boiler, while LED downlighting and feature pendants provide a modern lighting scheme. The apartment is also pre-wired for fibre broadband, with data points to the bedrooms and living area.

Externally, the development is neatly landscaped and includes cycle storage, while security is well considered with a high-security entrance door, multi-point locking and a comprehensive fire detection system.

Apartment 2 is understood to be leasehold with a share of the freehold, with a service charge representing 1/15th of the overall maintenance costs, totalling approximately £1760 over the past 12 months, however this is expected to reduce by roughly £300 once freehold has been completed. All tenure details should be verified by a purchaser's solicitor prior to exchange.

Opportunities to acquire a Brandon Place apartment with private outdoor space are exceptionally rare. Early viewing is highly recommended to appreciate the quality, location and lifestyle this outstanding home has to offer.



















About the Area

Apartment 2, Brandon Place occupies a prime central position on Brandon Parade, in the very heart of Royal Leamington Spa, moments from the town's most celebrated parks, architecture and amenities. This highly sought-after location offers an exceptional lifestyle for those seeking elegant town living combined with outstanding connectivity.

The town centre and The Parade are within a short walk 400m, providing a vibrant mix of boutique shopping, cafés, restaurants and cultural attractions. Leamington Spa's renowned green spaces are a particular highlight, with Jephson Gardens just 150m on foot, Pump Room Gardens around 400m and Newbold Comyn (600m), offering beautifully maintained formal gardens and riverside walks right on the doorstep.

Despite its central setting, Brandon Place benefits from excellent transport links. Leamington Spa railway station is approximately 0.6 miles on foot (around 0.8 miles by road), providing direct services to London Marylebone and Birmingham, making the location ideal for commuters and frequent travellers alike. Road access is equally convenient, with straightforward routes to the M40, connecting quickly to London, Oxford and the wider Midlands.

Combining a prestigious address, immediate access to Leamington Spa's finest parks and amenities, and strong transport links, Brandon Place represents one of the town's most desirable apartment locations.

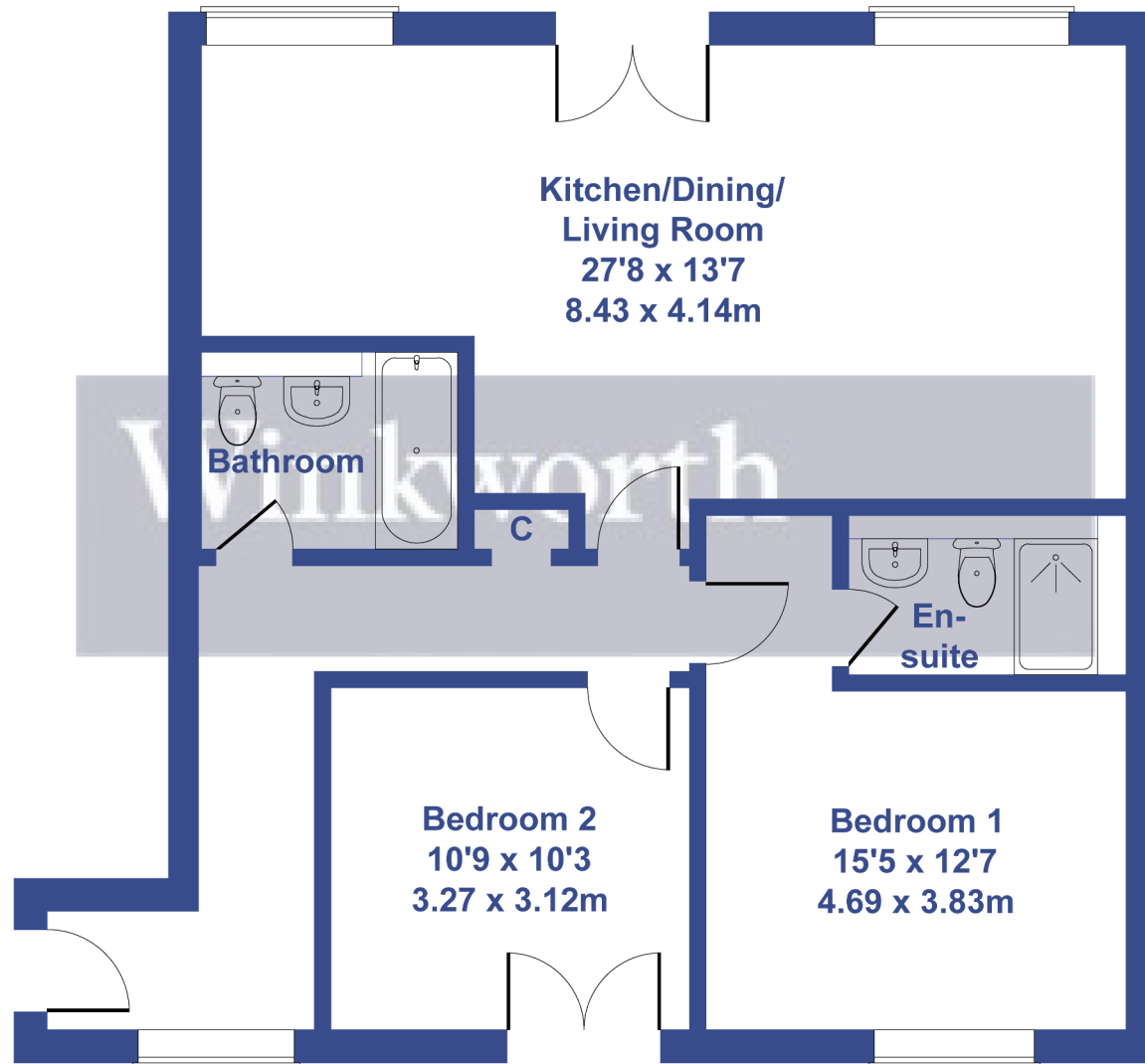
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Brandon Place, Brandon Grove, CV32

Approximate Gross Internal Area

829 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2026
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