



Alexandra Court, Brunswick Street, CV31
£200,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is pleased to present to the market this contemporary two bedroom, one bathroom apartment set in the heart of Leamington Spa, a short walk to the Train Station, Parade and Jephson Gardens.

Having been fully renovated by the current owners in 2023 and offering versatile, lateral living on the second floor of this purpose built block, this wonderful apartment has the benefit of a garage en-bloc and living accommodation extending to 680 sq ft.

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available (Ofcom June 25)

Mobile Coverage: Limited Coverage (Ofcom June 25)

Heating: Gas Central Heating

Listed: No

Tenure: Leasehold





The Finer Details

This spacious and superbly presented two-bedroom apartment occupies the second floor of a purpose-built development and offers bright, well-balanced accommodation throughout.

Benefiting from a dual-aspect living area, modern interiors, and the rare advantage of both off-road parking and a private garage, this home is ideal for professionals, first-time buyers, or investors alike.

Accommodation Overview:

Communal Entrance Hall

Welcoming shared entry with a staircase rising to the second floor.

Private Entrance Hall

Features a radiator, entry phone system, newly installed fuseboard, smoke detector and decorative corning, offering a warm and stylish first impression.

Living/Dining Room (16'11" x 13'4")

A generously sized, dual-aspect reception space filled with natural light. Includes two UPVC double-glazed windows, two radiators, and elegant corning.

Fitted Kitchen (6'2" x 13'4" max)

A well-equipped space with white wall and base cabinets, contrasting worktops, tiled splashbacks, and a stainless steel sink with mixer tap. Includes a four-point gas hob with extractor, space for a fridge and additional appliances, plumbing for a washing machine, dual-aspect UPVC windows, ceiling spotlights, radiator, and laminate flooring.

Bedroom One (13'1" x 12'3")

A spacious double bedroom with UPVC window, radiator, and coving.

Bedroom Two (8'6" x 10'4")

Another comfortable double, ideal for guests or home office use, featuring a UPVC window, radiator, and corning.





Bathroom

Beautifully maintained with a sleek white suite, including a concealed cistern WC, basin with mono mixer tap, and a panelled bath with wall-mounted shower attachment. Complemented by white tiling, recessed lighting, extractor fan, radiator, and tiled flooring.

External Features:

Garage (8'3" x 16'3")

Located within a nearby block, the property benefits from a single garage (second on the left) with up-and-over door, and additional off-road parking in front.

Tenure:

Leasehold. We understand there are approximately 117 years remaining on the lease.

Current Service Charge: £60 per month

Ground Rent: £250 per annum

Buyers are advised to verify details through their legal representative.

Services:

All mains services, including gas, are connected. Please note that systems and appliances have not been tested and no warranties are provided. Buyers should carry out their own investigations.

****Agents Notes:** EICR and Gas Safety Certificates were undertaken in 2024 and are available to buyers on request.

The current owners have used specific anti-mould paints in the bathroom and kitchen. ******







About the Area

Situated on Brunswick Street, just off the vibrant Radford Road, Alexandra Court enjoys a prime position in the heart of Leamington Spa. This highly convenient location is within easy walking distance of the town's renowned boutiques, cafés, and restaurants, with Leamington's main shopping parade just 0.5 miles away.

Several of the town's celebrated green spaces are also nearby, including the beautifully maintained Jephson Gardens (0.4 miles), the Pump Room Gardens (0.6 miles), and the expansive Newbold Comyn (1 mile), making this an ideal setting for those who enjoy outdoor leisure and recreation.

A range of well-regarded primary and secondary schools are located within close proximity. Clapham Terrace Primary School (0.6 miles) St. Peter's Catholic Primary School (0.7 miles) and Campion School (1 mile) are easily accessible.

Leamington Spa is particularly well regarded for its excellent transport connections. Leamington Spa Railway Station (0.4 miles) is a short 8-minute walk, offering direct services to London Marylebone (approx. 1 hour 23 minutes) and Birmingham New Street (approx. 33 minutes). The nearby M40 motorway ensures swift access to the wider Midlands region and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area
680 sq ft - 63 sq m



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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