



Avon Court, Leamington Spa, CV32
£110,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are pleased to present to the market this well-sized one-bedroom, upper-floor retirement apartment within Avon Court, an attractive and securely managed development for residents aged 55 and over. Set in a striking Victorian building on Kenilworth Road, the property enjoys lift access, landscaped communal gardens and an allocated parking space.

Offering generous accommodation with pleasant front-facing views, the apartment would benefit from modernisation throughout, providing an excellent opportunity to personalise a home within this peaceful and well-established community close to Leamington's town centre.

Material Information:

Council Tax: Band B | Local Authority: Warwick District Council
 Broadband: Ultrafast Broadband Available (Checked on Ofcom Nov 2025) | Mobile Coverage: Limited (Checked on Ofcom Nov 2025)
 Heating: Has Central Heating | Listed: No
 Tenure: Leasehold (57 Years) | Ground Rent: N/A
 Annual Service Charge: £283 PA







The Finer Details

Approached via an impressive, architecturally striking entrance, residents and visitors are welcomed into a spacious communal hall with secure entry and lift access to the upper floors.

The private entrance hall offers access to all rooms and includes a useful storage cupboard.

The generously sized reception room enjoys pleasant front-facing views through a dormer window and additional light from a Velux rooflight. With ample room for both seating and dining, this is a flexible and comfortable space that would respond well to light refurbishment.

Set just off the sitting room, the kitchen is fitted with a range of older floor and wall units, work surfaces, freestanding appliances and a Velux window. There is scope for reconfiguration and updating to create a more modern and efficient layout.

A substantial double bedroom with front-facing views and a Velux rooflight, offering excellent natural light and generous floor area for furniture placement.

The bathroom is equipped with a bath with shower over, WC and wash basin. As with the rest of the apartment, it would benefit from modernisation, offering an ideal opportunity to upgrade the suite.

Avon Court is a well-regarded Anchor development with a dedicated local manager who oversees the building, coordinates maintenance and provides support for residents. Facilities include:

- Lift access to all floors
- Residents' lounge
- Well-kept communal laundry areas
- Secure entry system

The communal gardens are a particular highlight, offering expansive lawns, mature trees, seasonal planting and quiet seating areas. Residents enjoy the use of pleasant, private green spaces ideal for reading, socialising or simply relaxing outdoors.

The property comes with its own allocated parking space, with additional visitor parking on site.

















About the Area

Avon Court enjoys a highly sought-after position on Kenilworth Road, one of North Leamington Spa's most attractive tree-lined avenues, renowned for its elegant period architecture and easy access to the town's superb amenities.

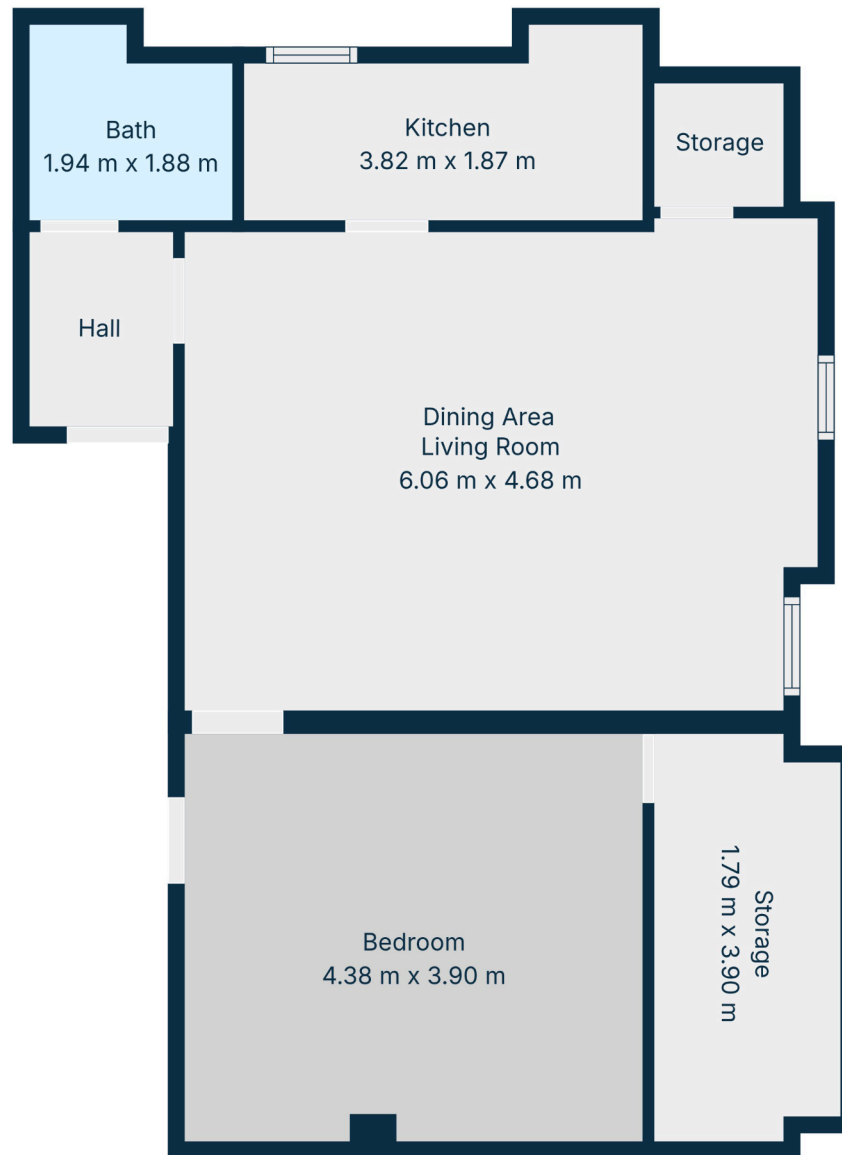
The property is ideally placed for enjoying the very best of Leamington Spa, with The Parade (0.7 miles), Jephson Gardens (1.2 miles) and the boutique shops and restaurants of the town centre all within comfortable walking distance, reflecting the premium setting highlighted in similar North Leamington location profiles .

Residents benefit from excellent connectivity and convenient transport links. Leamington Spa Train Station (1.7 miles) offers direct rail services to London Marylebone (approximately 1 hour 20 minutes) and Birmingham (approximately 33 minutes), while the nearby A46 and M40 provide efficient road access to Coventry, Warwick, the West Midlands and London. Birmingham International Airport is around a 35–40 minute drive, offering both domestic and international flights.

Offering a blend of mature surroundings, strong transport links and proximity to the town's most celebrated parks and amenities, Avon Court is superbly positioned for those seeking a well-connected and peaceful North Leamington Spa setting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





TOTAL: 47 m2

Ground floor: 47 m2

EXCLUDED AREAS: LOW CEILING: 9 m2, STORAGE: 2 m2, DINING AREA: 11 m2,
WALLS: 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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