



Windsor Street, Leamington Spa, CV32
£330,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa are delighted to present to the market Apartment 5, The Glass House, an impressive and exceptionally spacious second-floor apartment positioned within this striking Art Deco-inspired development in prime north Leamington.

Located just moments from the Parade and the town's renowned restaurants, parks and amenities, the property combines town-centre convenience with lift access, a communal roof terrace and secure electric-gated parking. Offered chain free, this is a superb opportunity for downsizers, professionals or those seeking stylish central living with space and practicality.

Material Information:

Council Tax: Band E

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available (Checked Ofcom Feb

Mobile Coverage: Likely Coverage (Checked Ofcom Feb 26)

Heating: Electric

Listed: No | Tenure: Leasehold (972 years)

Service Charge - £260 PCM | Ground Rent - £350 PA











The Finer Details

Accessed via a secure communal entrance with lift rising to the second floor, Apartment 5 opens into a wide and welcoming hallway, providing a strong sense of space from the outset. The layout is well balanced, with useful storage and access to all principal rooms arranged off the central hall.

The living room is a standout feature of the apartment. Extending to over 26 feet in length, this impressive reception space is flooded with natural light from multiple windows, including an elegant curved bay that reflects the building's distinctive architectural style. The proportions comfortably allow for both generous lounge seating and a defined dining area, making it ideal for entertaining or everyday living. The scale of this room is rarely found in modern apartment developments.

The kitchen is positioned separately from the main living area and is fitted with a comprehensive range of shaker-style wall and base units, complemented by ample worktop space and integrated appliances including oven, hob and extractor. A rear-facing window provides natural light and ventilation, and the overall layout is both practical and well considered.

The principal bedroom is exceptionally spacious, extending to over 20 feet in length. There is ample room for a super-king bed and additional furniture, with fitted wardrobes providing excellent storage. The room benefits from its own en suite shower room, comprising shower enclosure, wash hand basin and WC, finished in neutral tiling.

The second bedroom is another generous double, offering flexibility as a guest bedroom, secondary principal suite or substantial home office. Its proportions again reinforce the scale of the apartment.

Completing the accommodation is a well-appointed family bathroom, fitted with a bath with shower over, wash hand basin and WC, and finished in neutral tones.

Overall, the apartment offers rare lateral space within a central Leamington location, combining generous room sizes with practical design and excellent natural light throughout.











About the Area

Occupying an enviable spot at the corner of Windsor and Warwick streets, the Glass House sits adjacent to Leamington's high street, the Parade (100m), and with it, the town's shops, restaurants and pubs all of which are on your doorstep.

Leamington Spa is famous for its many parks and botanical gardens. The well known Jephson Gardens (0.5 miles), the Pump Room Gardens (0.4 miles) and Victoria Park (0.5 miles) are all a short walk from the Glass House

Leamington Spa has an abundance of good schools in both the private and state sector, with Kingsley School (0.2 miles), Arnold Lodge (0.5 miles) and North Leamington School (1.6 miles) all in easy reach of the apartment.

Leamington Spa Train Station (0.7 miles) is a 15 minute walk, and offers a direct service to London Marylebone (1hour 20 minutes) and the Birmingham Train Terminals (33 minutes). The motorway network is accessible from a number of junctions of the M40, and is less than a fifteen minute drive from the Town House.

Birmingham International Airport (16.2 miles) is 35 minutes away by road and offers domestic and international destinations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Living Room
26'4" x 17'11"

Kitchen
8'6" x 15'5"

Bedroom
18'0" x 9'11"

Hallway
6'6" x 12'11"

Bathroom
7'4" x 10'6"

Bathroom
8'2" x 6'6"

Primary Bedroom
20'1" x 11'5"

Hallway
12'11" x 8'8"

TOTAL: 1222 sq. ft

1st floor: 1222 sq. ft

EXCLUDED AREAS: UNDEFINED: 15 sq. ft, WALLS: 75 sq. ft

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





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