



Kilby Court, Brunswick Street, CV31
£179,950

Winkworth

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About the Property

Winkworth Leamington Spa are pleased to present Kilby Court, a spacious first-floor apartment within easy reach of the town centre and train station.

Offering two generous bedrooms, a large living/dining room and the rare benefit of a private garage en-bloc, it is an excellent option for first-time buyers, commuters and investors.

Material Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked Ofcom Dec 25)

Mobile Coverage: Likely/Variable Coverage (Checked Ofcom Dec 25)

Heating: Electric Underfloor Heating

Tenure: Leasehold - 954 Years Remaining

Service Charge - £960 PA

Ground Rent - N/A







The Finer Details

Positioned on the first floor, the property is accessed via a secure communal entrance. A hallway leads through the centre of the apartment, creating a natural flow through the living accommodation.

To the side of the property sits the spacious living/dining room, a bright and airy dual-window space with generous proportions and a feature fireplace. With ample room for both a lounge suite and dining table, it is an ideal setting for entertaining or relaxing after a busy day. The large windows allow natural light to fill the room, enhancing the sense of openness.

The kitchen is positioned just off the living room and offers fitted units, tiled splashbacks, good worktop space, and a Bosch washing machine and fridge freezer. While perfectly functional as it is, the space presents an excellent opportunity for a new owner to update to their own taste if desired.

Both bedrooms are well sized, with the principal bedroom benefiting from two wide windows that provide an attractive outlook and an abundance of natural light. The second bedroom is also a well-proportioned space, ideal for guests, a home office or a nursery.

The bathroom is fitted with a full suite including bath, electric shower over, basin and WC, and offers scope for modernisation should a purchaser wish to upgrade.

Externally, one of the key advantages of the property is the private garage en-bloc, accessed from the rear of the development, providing secure parking or additional storage—an excellent benefit for town-centre living. There is also an allocated parking space and easy pedestrian access to the town centre, Leamington Spa station, the parade of shops along Bath Street and the nearby Spar supermarket.

With its generous layout, strong investment credentials and scope to modernise, Kilby Court offers a superb foothold in Royal Leamington Spa's vibrant and well-connected town centre.









14 times table $14 \times 1 = 14$ $14 \times 2 = 28$ $14 \times 3 = 42$ $14 \times 4 = 56$ $14 \times 5 = 70$ $14 \times 6 = 84$ $14 \times 7 = 98$ $14 \times 8 = 112$ $14 \times 9 = 126$ $14 \times 10 = 140$	15 times table $15 \times 1 = 15$ $15 \times 2 = 30$ $15 \times 3 = 45$ $15 \times 4 = 60$ $15 \times 5 = 75$ $15 \times 6 = 90$ $15 \times 7 = 105$ $15 \times 8 = 120$ $15 \times 9 = 135$ $15 \times 10 = 150$	16 times table $16 \times 1 = 16$ $16 \times 2 = 32$ $16 \times 3 = 48$ $16 \times 4 = 64$ $16 \times 5 = 80$ $16 \times 6 = 96$ $16 \times 7 = 112$ $16 \times 8 = 128$ $16 \times 9 = 144$ $16 \times 10 = 160$
17 times table $17 \times 1 = 17$ $17 \times 2 = 34$ $17 \times 3 = 51$ $17 \times 4 = 68$ $17 \times 5 = 85$ $17 \times 6 = 102$ $17 \times 7 = 119$ $17 \times 8 = 136$ $17 \times 9 = 153$ $17 \times 10 = 170$	18 times table $18 \times 1 = 18$ $18 \times 2 = 36$ $18 \times 3 = 54$ $18 \times 4 = 72$ $18 \times 5 = 90$ $18 \times 6 = 108$ $18 \times 7 = 126$ $18 \times 8 = 144$ $18 \times 9 = 162$ $18 \times 10 = 180$	19 times table $19 \times 1 = 19$ $19 \times 2 = 38$ $19 \times 3 = 57$ $19 \times 4 = 76$ $19 \times 5 = 95$ $19 \times 6 = 114$ $19 \times 7 = 133$ $19 \times 8 = 152$ $19 \times 9 = 171$ $19 \times 10 = 190$







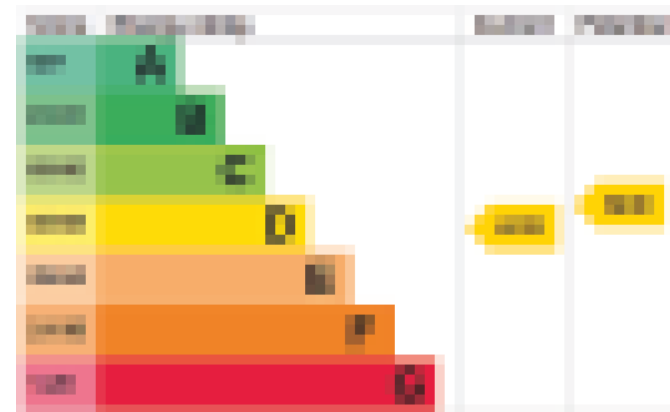
About the Area

Kilby Court occupies a highly convenient position on Brunswick Street, just a short walk from Royal Leamington Spa's vibrant town centre. Ideally located towards the Bath Street end of the road, the property is perfectly placed for accessing The Parade (0.4 miles on foot), offering an extensive range of shops, cafés, restaurants and everyday amenities.

Residents benefit from excellent access to green spaces. Victoria Park is just 0.6 miles away, providing riverside walks, sports facilities and open lawns, while the award-winning Jephson Gardens (0.7 miles) and the expansive Newbold Comyn (1.2 miles) are also within easy reach.

The area is well served by popular local schools. Clapham Terrace Primary School is only 0.3 miles on foot, while Shrubland Street Primary School is 0.5 miles away. Secondary education is available at Campion School (1.4 miles), making the location suitable for a wide range of households.

Leamington Spa Railway Station is just 0.5 miles on foot, offering direct services to London Marylebone, Birmingham and neighbouring towns — ideal for commuters. The property also enjoys excellent road access via the A445, A46 and nearby motorway links.





Kilby Court - Brunswick Street

Approximate Gross Internal Area

624 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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