

10 THE OLD LIBRARY

AVENUE ROAD, LEAMINGTON SPA



PERIOD CHARACTER EXCEPTIONAL LIVING SPACE

10 THE OLD LIBRARY,
AVENUE ROAD,
LEAMINGTON SPA, CV31 3PS

No. 10 The Old Library offers something exceptionally rare – a home with genuine architectural significance, wrapped within one of the Midlands' most vibrant and liveable towns.

Perfectly positioned just a five-minute walk from The Parade through the beautiful Pump Room Gardens, life here is wonderfully connected yet quietly sheltered from the bustle of town. Mornings can begin with coffee from one of Leamington Spa's independent cafés, an early stroll beneath mature trees in Jephson Gardens, or a walk along the River Leam before the town fully wakes. Within moments you are immersed in the very best of Leamington lifestyle – elegant Regency streets, boutique shopping, artisan bakeries, wine bars, fitness studios and some of Warwickshire's most celebrated restaurants.







Leamington Spa has become one of the region's most desirable places to live precisely because of this balance. It possesses the beauty and charm of a historic spa town, yet with an unmistakably modern energy.

The café culture is exceptional; relaxed brunch spots spill onto pavements, independent coffee houses sit beside stylish cocktail bars, and evenings can effortlessly move from dinner with friends to a final glass of wine before the short walk home through illuminated gardens and tree-lined avenues.

The Parade itself, reached within minutes via the Pump Room Gardens, forms the social heart of the town — elegant, lively and endlessly walkable. Here, beautiful Regency architecture frames an eclectic mix of independent boutiques, fashion stores, delicatessens and restaurants. Whether it is Saturday morning coffee, Pilates followed by brunch, an evening at the nearby Royal Spa Centre, or simply wandering through the gardens with a book, everyday life in Leamington feels both relaxed and elevated.

Despite this wonderfully sociable atmosphere, green space remains one of Leamington's defining luxuries. Jephson Gardens, Mill Gardens and the Pump Room Gardens create an almost continuous ribbon of landscaped parkland through the centre of town. The walk from The Old Library into town feels less like a commute and more like a ritual — crossing through beautifully maintained gardens, alongside fountains, mature planting and the River Leam itself.



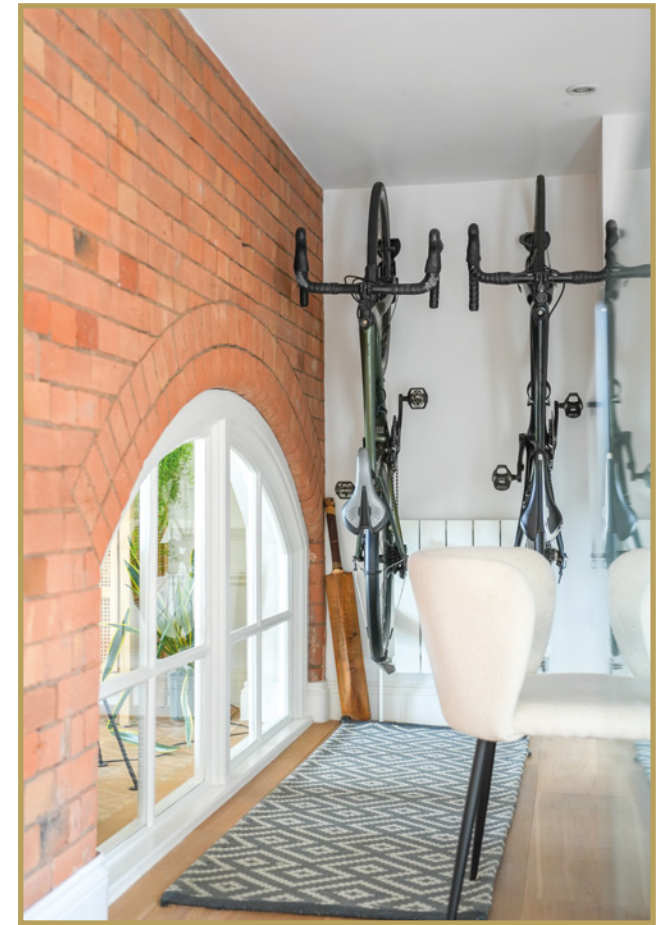
For those balancing London or Birmingham working life with a more refined pace at home, the location is equally compelling. Leamington Spa railway station is within easy walking distance, providing direct services to both London Marylebone and Birmingham New Street, allowing residents to enjoy outstanding connectivity without sacrificing lifestyle.

And then there is The Old Library itself.

Originally built in 1901 as Leamington Spa's Free Library and Technical & Art School, this striking Grade II

listed landmark has been expertly transformed into one of the town's most celebrated residential developments. The award-winning conversion by TAG carefully preserved the building's magnificent Renaissance-inspired architecture while introducing crisp contemporary interiors and luxury modern living.

At its heart sits a remarkable landscaped courtyard — an open-air sanctuary that feels entirely unexpected in Warwickshire. Warm terracotta tones, softened landscaping and striking architectural lines create



an atmosphere more reminiscent of Madrid than the Midlands. It is a place designed not simply for access, but for living: somewhere to pause with coffee, read quietly in the afternoon sun, or simply enjoy the calmness of the space around you.

No. 10 is one of the development's finest homes. Arranged across ground and mezzanine levels with its own private front door, the apartment possesses the feel of a contemporary townhouse rather than a traditional apartment.



The layout flows beautifully from breakfast kitchen to dramatic living space, where full-height windows and soaring ceilings create volume and light, before transitioning into a more intimate dining space perfect for entertaining.

Original architectural features blend seamlessly with modern finishes — exposed brick walls, restored detailing, oak flooring and impressive ceiling heights sitting alongside sleek Futura Mat handleless kitchen cabinetry, white Silestone worktops, integrated Caple appliances and underfloor heating.

The guest bedroom suite is thoughtfully positioned on the ground floor, while the mezzanine level becomes an extraordinary private retreat. A stunning mezzanine sitting area leads to the principal bedroom suite, complete with clever storage solutions and a luxurious character-filled bathroom. It feels less like an apartment and more like a boutique hotel suite hidden within a historic building.

Twelve years after completion, No. 10 still feels remarkably current — timeless architecture paired with contemporary design that has aged beautifully.

With two allocated parking spaces within a secure gated car park, exceptional town-centre convenience and one of Leamington Spa's most iconic addresses, No. 10 The Old Library offers a lifestyle that is every bit as compelling as the home itself. enjoy the calmness of the space around you.

KEY FEATURES

Exceptional duplex apartment within the iconic Grade II listed Old Library development

Just a five-minute walk to The Parade through the **elegant Pump Room Gardens**

One of Leamington Spa's most **architecturally significant** residential conversions

Award-winning redevelopment by TAG, winners of the Architects' Journal Retrofit Award

Wonderful blend of **historic character** and contemporary luxury living

Stunning **central courtyard** with a distinctly European atmosphere

Private front door creating a genuine townhouse feel

Beautifully **flowing layout** with no wasted or unusable space

Dramatic living area with **full-height windows** and impressive ceiling heights

Stylish **breakfast kitchen** with Futura Mat handleless units and Silestone worktops

Integrated Caple appliances and **underfloor heating** to living spaces and bathrooms

Exposed brickwork, oak flooring and restored **original architectural features** throughout

Flexible guest bedroom suite positioned privately on the ground floor

Entire mezzanine level dedicated to a luxurious principal suite

Mezzanine sitting area leading to an impressive bedroom and bathroom

Secure gated parking with two allocated spaces

Moments from Leamington Spa's renowned cafés, restaurants, bars and **boutique shopping**

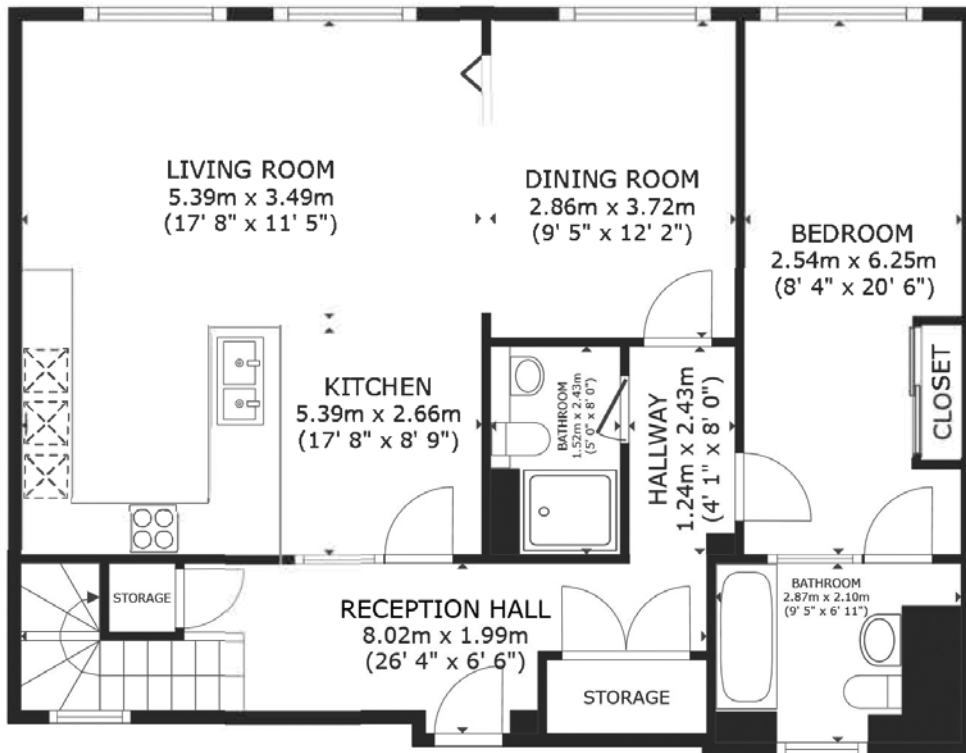
Easy walking distance to **Leamington Spa railway station** with direct links to London Marylebone and Birmingham New Street

A truly unique home offering exceptional lifestyle, design and location in the **heart of Leamington Spa**

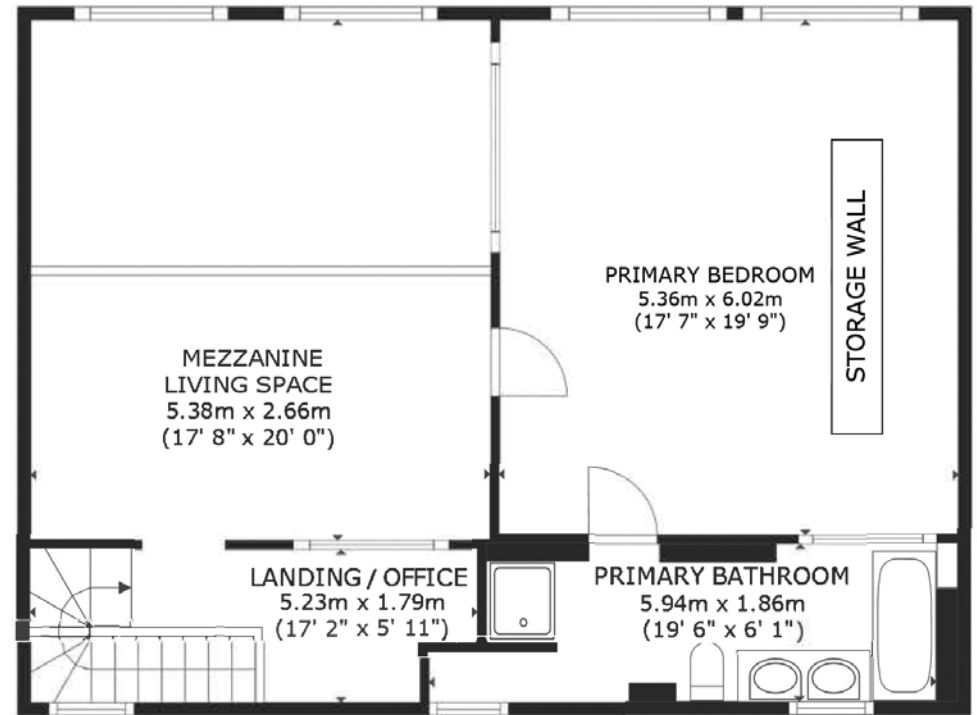


FLOOR PLANS & DIMENSIONS

FLOOR 1



FLOOR 2



FLOOR 1: 90.7 sq. metres. (977 sq. feet)

FLOOR 2: 68.0 sq. metres. (732 sq. feet)

TOTAL AREA: 158.7 sq. metres. (1,708 sq. feet)

Sizes and dimensions are approximate, actual may vary.







Handles Property
8A Regent Street,
Leamington Spa,
CV32 5HQ

01926 354 400

DISCLAIMER

These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guidance purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection for Misleading Marketing Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and may be subject to change.

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LOCATION



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