

5 BLENHEIM HOUSE

29 NEWBOLD TERRACE,



PRESTIGIOUS APARTMENT OVERLOOKING JEPHSON GARDENS

**5 BLENHEIM HOUSE,
29 NEWBOLD TERRACE,
CV32 4HP**

I was sitting on a bench in Jephson Gardens, contemplating an ice cream and admiring Blenheim House, when it struck me: when I retire, this is exactly where I'd want to be.

Large enough to accommodate everything I hope to have collected by then, secure enough to lock up and leave for weeks at a time, reassuringly economical to run, a lift for the days when carrying boxes upstairs feels less appealing, two parking spaces for the E-Type – one can dream! - and the daily driver, Leamington's most beautiful park quite literally on the doorstep, and a proper macchiato just a couple of minutes away. What more could you want?







The building immediately sets the tone. The communal entrance is bright, contemporary and immaculately maintained, with both stairs and lift providing access to the apartment. Step inside and you're greeted by a wonderfully generous reception hall, making an immediate statement of space and quality.

The south-facing living room is bathed in natural light and opens onto a private balcony overlooking the glorious Jephson Gardens. The dining kitchen is equally impressive, offering sleek contemporary cabinetry, excellent workspace and plenty of room to entertain. A separate laundry room with WC is one of those practical luxuries you'll quickly wonder how you ever lived without.

The principal bedroom is nothing short of exceptional, complete with extensive bespoke fitted storage and a beautifully appointed en-suite. Two further double bedrooms provide excellent flexibility for guests, family or a home office, while a luxurious shower room serves the remaining accommodation.



Outside, two secure undercroft parking spaces are complemented by a substantial adjacent storage room—ideal for bicycles, golf clubs, suitcases or all those things you’ve spent a lifetime collecting.

Life at Blenheim House extends far beyond the apartment itself. Morning coffee at one of Leamington’s independent cafés, lunch on The Parade, boutique shopping along Regent Street, dinner in one of the town’s outstanding restaurants or simply wandering through the Jephson Gardens and pump room gardens become part of everyday life. In the warmer months you’ll often find yoga classes on the lawns, outdoor performances, live music and friends gathering beside the River Leam. It’s a town that effortlessly combines Regency elegance with a vibrant, contemporary lifestyle.

For those who still need to commute, Leamington Spa is exceptionally well connected. Regular direct rail services reach London Marylebone in around 75 minutes, while Birmingham International and its airport are easily accessible, making business trips, weekends away and international travel refreshingly straightforward.

Some apartments offer convenience. Blenheim House offers a lifestyle. Elegant, secure and enviably positioned opposite one of Leamington Spa’s greatest treasures, this is apartment living at its very best.

Service charge: £2,000 a year

Ground rent: £250 a year

Lease expires: 28.9.2143



KEY FEATURES

***Prestigious apartment
overlooking Jephson Gardens***

Lift access to all floors

Beautiful south-facing balcony with park views

Exceptionally spacious reception hall

Elegant living room filled with natural light

Contemporary dining kitchen
with generous entertaining space

Separate laundry room and guest WC

Stunning principal bedroom with bespoke fitted
wardrobes and luxurious en-suite

Two further generous double bedrooms

High-specification shower room

Immaculately presented throughout

Two secure undercroft parking spaces

Large adjacent private storage room

Secure, well-maintained communal entrance

Lock-up-and-leave convenience

Energy-efficient modern apartment
with economical running costs

Moments from independent cafés,
restaurants and boutique shopping

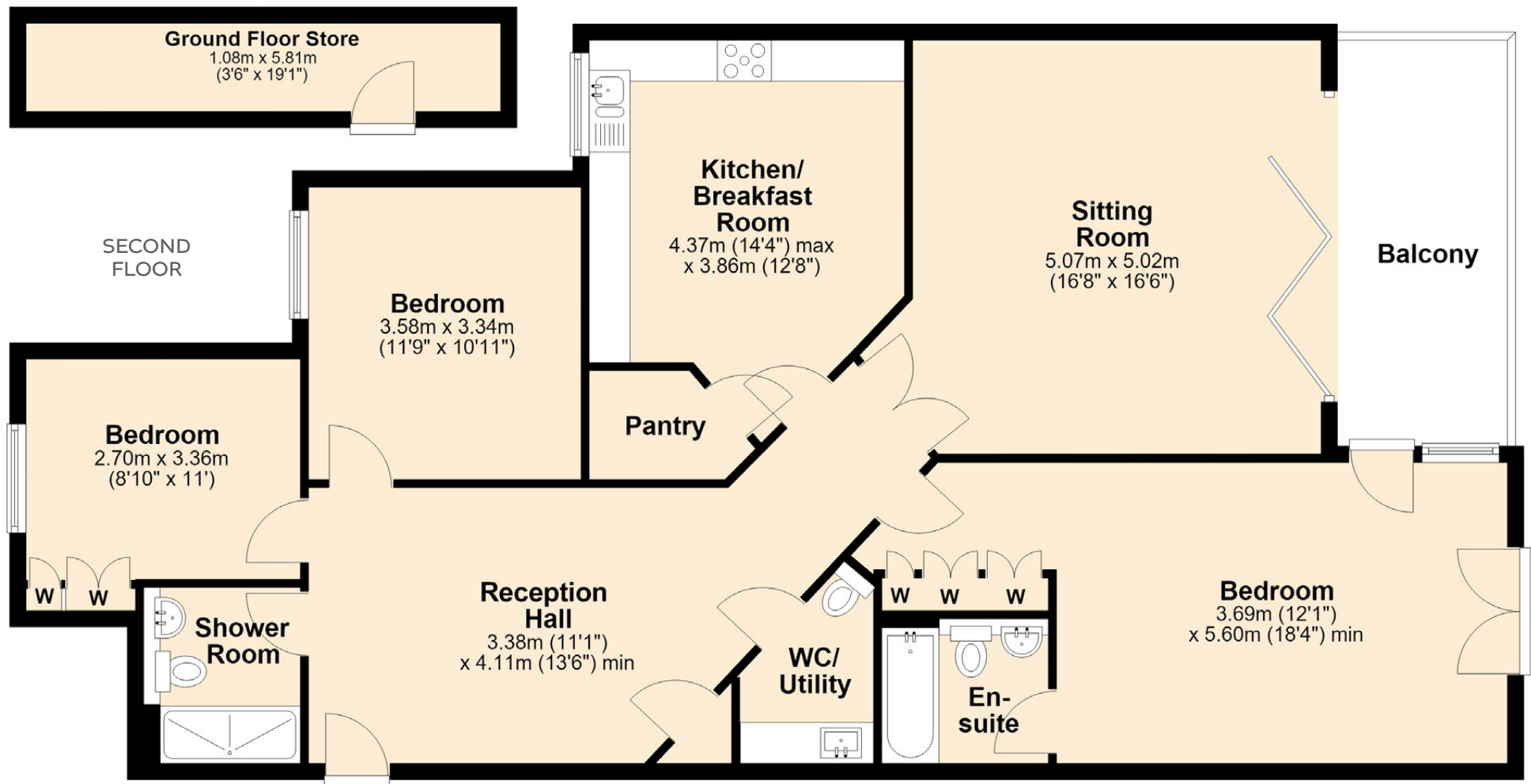
Yoga, concerts and riverside walks
in Jephson Gardens on your doorstep

Direct rail links to London Marylebone
and Birmingham International

***One of Leamington Spa's most
desirable apartment locations***



FLOOR PLANS & DIMENSIONS



Total Area: 125.8 sq. metres. (1,354.4 sq. feet)

Illustration only and not to scale.

Handles Property

8A Regent Street,
Leamington Spa,
CV32 5HQ

01926 354 400

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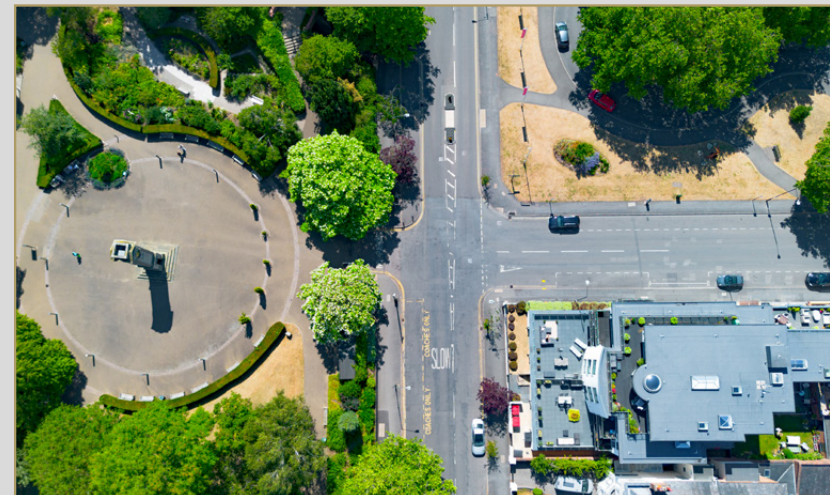


HANDLES
PROPERTY

LOCATION

CV32 4HP

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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