



OFFERS OVER
£179,950
Kenilworth Road
Leamington Spa, CV32 6JJ

PROPERTY SUMMARY

Immaculate 2-Bed Apartment in Sought-After North Leamington Spa Conservation Area
Located on the third floor of the attractive Nova Lodge development, this beautifully presented two-bedroom apartment offers a rare blend of peace, greenery, and convenience in North Leamington Spa. Set within a small, well-maintained block surrounded by lawns and a magnificent mature pine tree, this light-filled home features a spacious living/dining room, a modern fitted kitchen, and a brand-new, high-quality shower room. The property is in excellent condition throughout. There is ample residents' parking (first come, first served), a long 142-year lease, no ground rent, and a current annual service charge of £1,700. Offered with no onward chain, the seller is moving to a vacant property, allowing for a swift transaction. A perfect opportunity for downsizers, first-time buyers, or investors seeking a prime North Leamington location.

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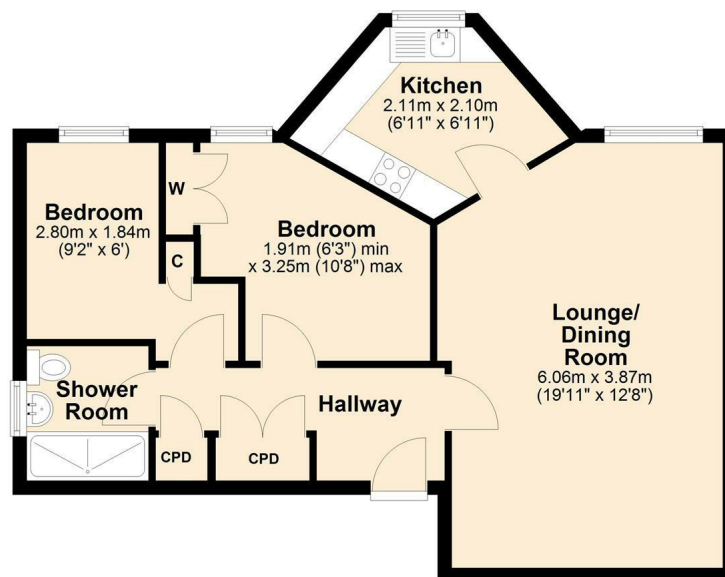
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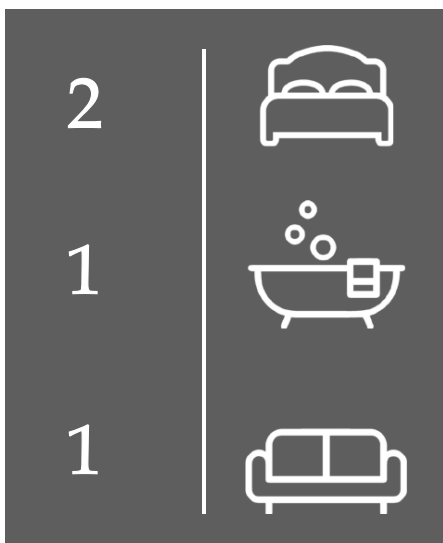




Third Floor



Total area: approx. 55.9 sq. metres (602.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
8a Regent Street
Leamington Spa
Warwickshire
CV32 5HO

OFFICE DETAILS
01926 354 400
leamington@handlesproperty.co.uk