



**Spacious, first floor apartment**

**12 Town House  
Kenilworth Road  
Leamington Spa  
CV32 5TE**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £385,000**



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**NO CHAIN** - A very rare and exciting apartment of approximately 1100 ft.<sup>2</sup> situated on the first floor of this attractive period town centre building with magnificent views over Christchurch Gardens and benefitting from two double bedrooms together with an allocated car parking space. The property is situated in the centre of Royal Leamington Spa and is within very easy walking distance of all the shops, restaurants and amenities.

Front door with camera and telephone intercom system opens into a communal vestibule with post boxes and further door opening into

**MAGNIFICENT RECEPTION HALL**

with staircase rising to the first floor landing.

**PRIVATE ENTRANCE TO THE APARTMENT**

Entrance vestibule with coat hooks and Amtico flooring.

**RECEPTION HALL**

with Amtico flooring and radiator.

**MAGNIFICENT OPEN PLAN LOUNGE/DINER/KITCHEN**

32'5" x 18'9"

with three magnificent secondary glazed sash windows overlooking Christchurch Gardens, beautiful Amtico flooring, three large radiators, the seller informs us that the fire setting is of solid Italian marble with electric power point, wiring for three wall lights, attractive coving, and doors opening to 2 fitted storage cupboards. Ornamental door way fitted with mirror measuring 9'4" tall x 6' wide.

**IN THE KITCHEN AREA**

there is a run of roll edge work surfacing incorporating the four ring gas hob and one and a quarter single drainer stainless steel sink unit with mixer tap. Comprehensive range of base units including the electric oven and integrated washer/dryer, full-size Bosch dishwasher. two large cupboards incorporating the integrated fridge and freezer, and range of eye wall cupboards with cooker hood.

**MASTER BEDROOM**

15'6" x 10'8"

with radiator, period window to the rear of the property, double door fitted wardrobe and door opening to the

**ENSUITE SHOWER ROOM**

with double walk-in shower cubicle with adjustable shower, wash hand basin, low level WC, heated towel rail, downlighters and extractor fan.

**BEDROOM TWO**

15'6" x 10'1"

with attractive window to the rear, door opening to airing cupboard housing the gas fire central heating boiler and the measurements include a further double door fitted wardrobe.

**APARTMENT BATHROOM**

has a white suite with panel bath having mixer tap and tap secured adjustable shower over, WC, wash handbasin, Amtico flooring, towel rail, downlighters and extractor fan.

**OUTSIDE AND PARKING**

**TO THE REAR OF THE PROPERTY**

there is a tarmac driveway providing parking and giving access to one allocated car parking space. There is also a small sunken area of patio used by the residents.

**GENERAL INFORMATION**

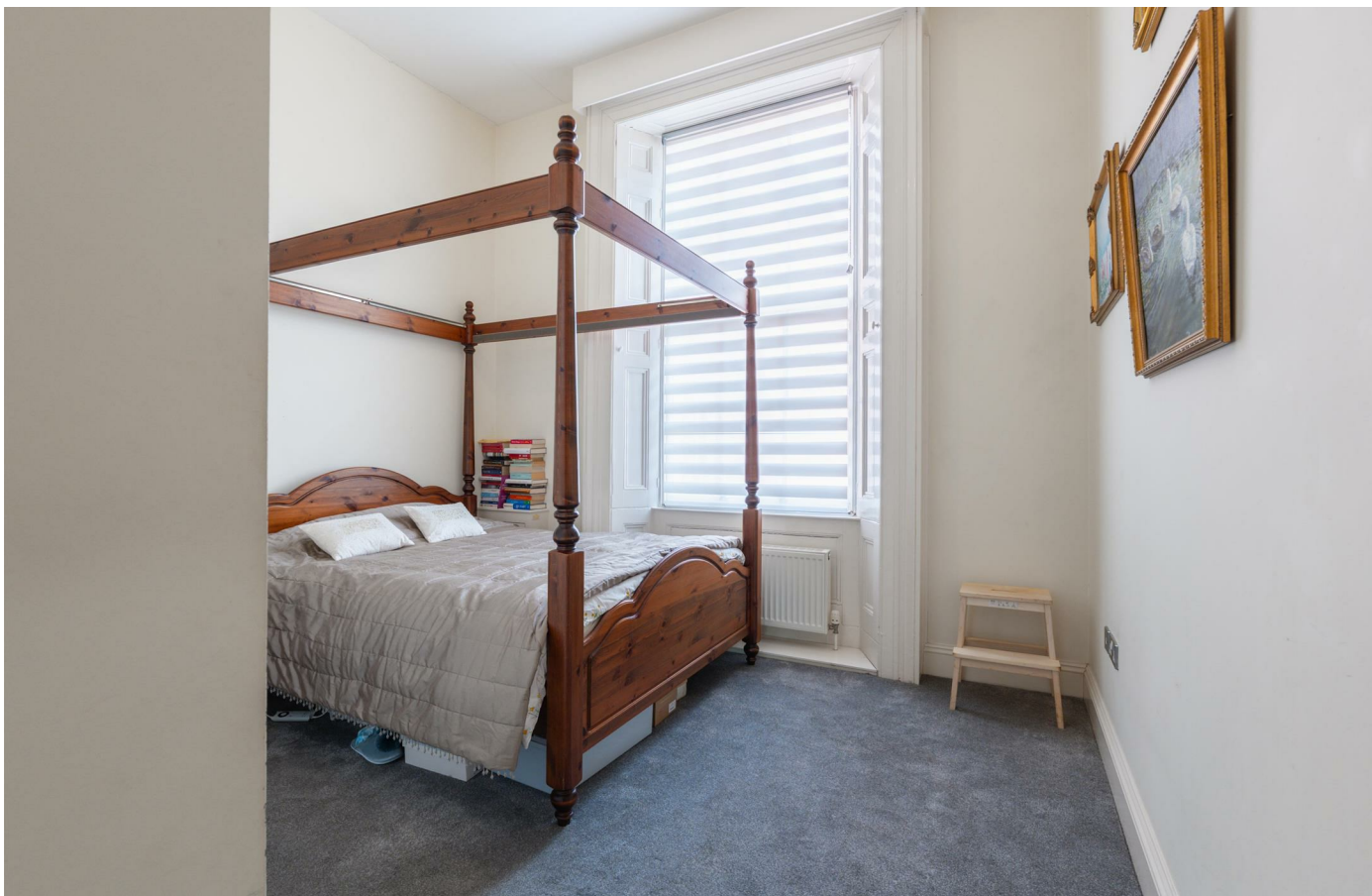
We understand the property is leasehold with a 999 year lease starting from 13th July, 2004.

The vendor informs us that the Service Charge is £3,000 per annum.







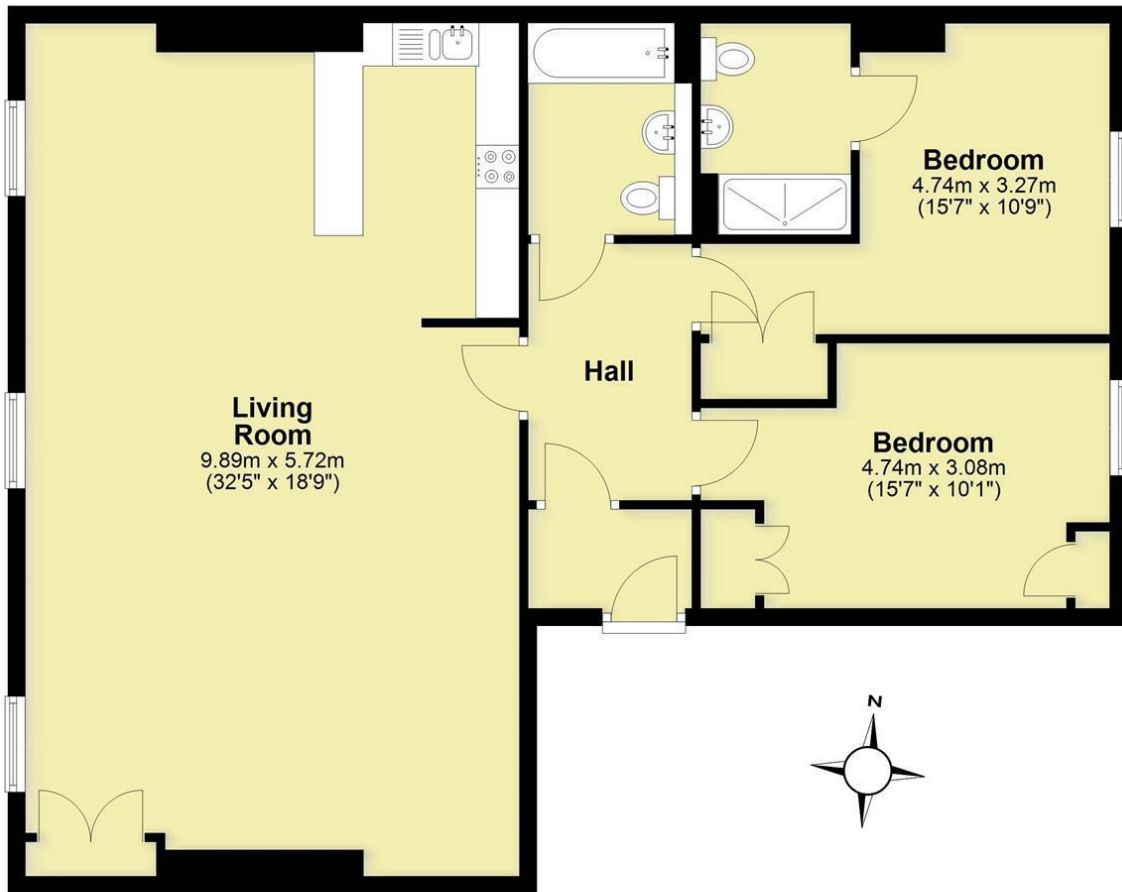


12 The Town House, Kenilworth Road, Leamington Spa.



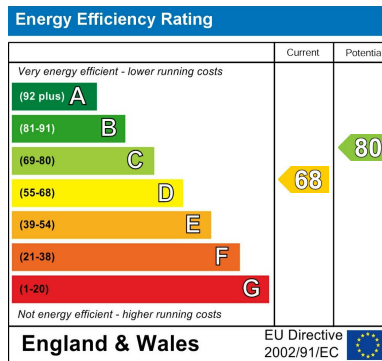
## First Floor

Approx. 103.0 sq. metres (1109.0 sq. feet)



Total area: approx. 103.0 sq. metres (1109.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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