

1 Walcote House, Blackdown, Leamington Spa





A beautifully renovated triplex apartment totalling 2,253 sq ft, close to Leamington town centre.

Distances

Leamington Spa 2 miles, Kenilworth 3 miles, Warwick 4 miles
Warwick Parkway Station and Coventry 5 miles, M40 (J15) 8 miles
Stratford-upon-Avon 14 miles, Birmingham International Airport 16 miles
(All distances and time are approximate)

Situation

Blackdown is located just north of Leamington Spa town centre, making it convenient for the town and ideally located to access the motorway network. There are an array of shops and restaurants in Leamington Spa and an excellent range of state, private and grammar schools in the area to suit most requirements.

For the commuter, trains run from Leamington Spa to Birmingham and London Marylebone, and the motorway network is accessible at Junction 13, 14 and 15 of the M40. Birmingham International Airport is also close by.



Tenure

Share of freehold
just purchased - now
extended to 999 years

Local Authority

Warwick District Council

Council Tax

Band E



The property

Walcote House is an attractive Edwardian country house converted into six large apartments with gated vehicle access, conveniently placed two miles from Leamington Spa, three miles from Kenilworth and four miles from Warwick. The current owner has refurbished this stunning apartment to an exceptionally high standard and occupies the ground floor, with bedrooms on the lower ground and first floor.

Access is through a communal hallway with original Minton tiled flooring, where the apartment's front door opens to the entrance hallway with oak chevron flooring, part-panelled walls, and staircases to both floors. The luxurious open-plan kitchen/dining room features castle iron radiators, corncicing, oak chevron flooring, cast iron radiators and an original period fireplace. The kitchen includes a central island, marble worktops, attractive grey cupboards and a larder unit. Integrated appliances include a dishwasher, induction hob, boiling water tap, fridge/freezer, WiFi-controlled Neff oven, combi microwave oven and a warming drawer.

There are two doors on either side of the fireplace, which lead to the magnificent drawing room where there is an array of characters noted, including high ceilings with ornate plastered ceilings, deep skirtings, picture rails, sash windows and panelling.





There is ample space at the end of the drawing room, which would be an ideal area for an office. Located off the drawing room is a small walk-in cupboard housing the boiler.

The principal suite is located on the lower ground floor and includes a spacious double bedroom with underfloor heating, en suite bathroom with a separate shower, and a walk-in dressing room with built-in cupboards.





There is also a small study with a built-in desk, which could be used as a dressing table.

On the first floor, the good-sized double bedroom has underfloor heating, windows to two sides with lovely countryside views, a period fireplace and an en suite shower room. From the hallway, there is a guest cloakroom and utility room with a rear door.

From the drawing room, there is access to a private walled courtyard area with a west-facing aspect. The apartment also benefits from access to two acres of tended communal lawned gardens. There are two parking spaces allocated to the apartment.

Services

All mains services are connected to the property. Gas-fired central heating.

Directions (CV32 6QS)

What3words:///dirt.penny.gentle



Service charge

£2,140 per annum. Peppercorn ground rent.

Viewing

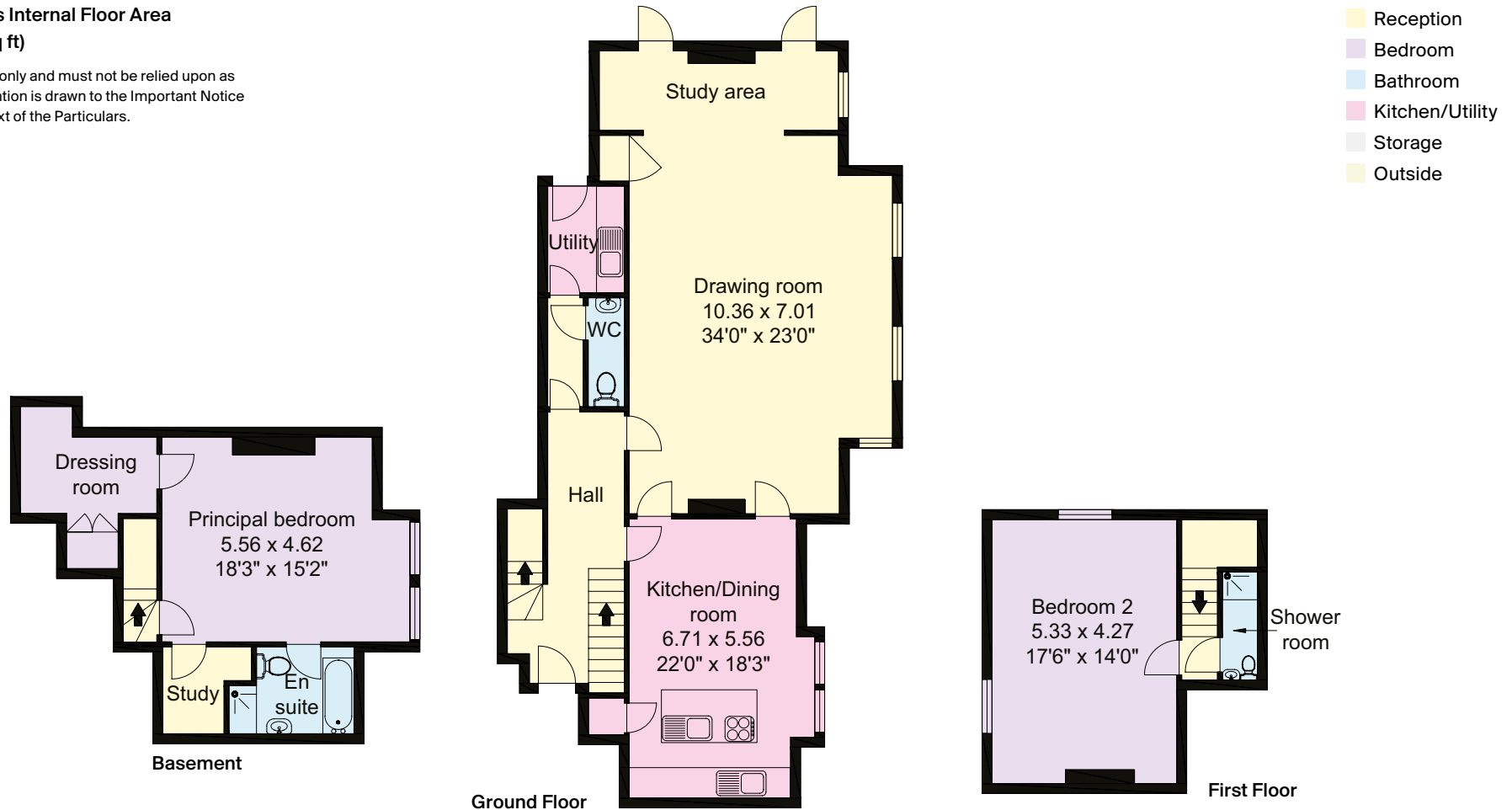
By prior appointment only with the agents.



Approximate Gross Internal Floor Area

209 sq m (2,253 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 20 March 2024
Our reference: STR012481536

1 Walcote House, Sandy Lane, Blackdown, Leamington Spa, CV32 6QS

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Yours faithfully



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