



Flat 3, Alverne Lodge 25 Kenilworth Road, Leamington Spa, CV32

Offers Over £230,000

charlesrose.



Nestled within a sought-after development, this beautifully renovated upside-down duplex apartment offers stylish and charming accommodation arranged over two floors. Perfect for those seeking something a little different, this unique home boasts a generous layout and an abundance of natural light throughout. Located just a short stroll from the town centre and train station, it really is the perfect turnkey property for any new potential buyer.

### LOCATION

Positioned just to the north of Leamington Spa within strolling distance of the town centre with all the amenities literally on your doorstep. Alverne Lodge is set back off Kenilworth Road where you will find this lovely property. Giving easy access to town and falling within the catchments of sought after local schools. It is also close to all the gorgeous local parks including Victoria Park, The Band Stand and Jephson Gardens. Finally it is also well placed to take advantage of being walking distance to the train station with links to major cities across the UK and also close to the major road networks including the A46 and the M40.

### COMMUNAL AREAS

Upon arrival to the development you have two secure entry points to each side of the property with intercom systems to the apartment. All well maintained and giving access to the main front door on the ground floor.

### GROUND FLOOR

The ground floor has been remodelled. The entrance gives way to a second living room however this could be a lovely main bedroom giving gorgeous

views out to the gardens and offering a peaceful retreat right on your doorstep. The bathroom is on this level and is fitted with a modern contemporary suite. There is also a good sized double bedroom on offer together with stylish glass balustrade stairs leading to the first floor of which bounces the light around amazingly.

### FIRST FLOOR

The first floor is dedicated to spacious living, featuring a stunning reception room with direct access to a private balcony—ideal for relaxing. The modern dining kitchen is equally impressive, fitted with contemporary units and ample space for entertaining. There is also a third bedroom on offer of which is being used for a home office however is versatile.

### OUTSIDE

The property benefits with direct access to the communal gardens of which are currently being used for outdoor living as seen on the photos. At the end of the quiet communal gardens there is a private garage with new roof and has allocated parking to both the front and in front of the garage if need be.

### TENURE / SERVICE CHARGES

The property is offered with an 1/8th share of the freehold with a lease with an original term of 999 years with 936 years remaining and an annual service charge attached of £1,500.



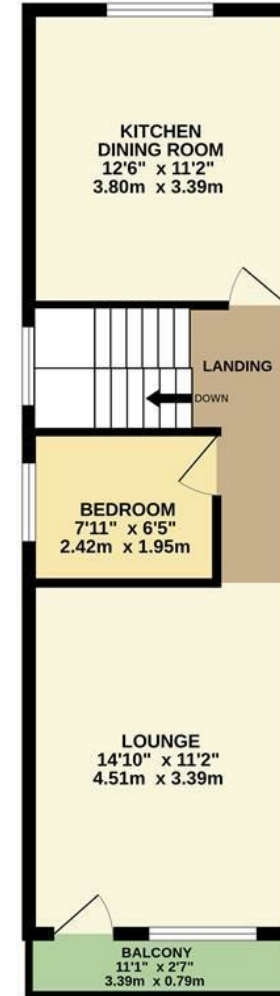
GARAGE  
141 sq.ft. (13.1 sq.m.) approx.



GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	73
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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