



22 The Old Library Avenue Road, Leamington Spa, CV31 3PS

Guide Price £550,000

charlesrose.



This stunning first floor duplex apartment is set within the imposing and characterful 'The Old Library'. Converted from what was once Leamington's library back in 2014 by well known and reputable builders TAG in 2014. This two double bedroom stylish apartment offers immense ceiling heights, exposed brickwork, huge sash windows and open plan sociable living with comfort and quality seamlessly merging. Located on the first floor within this stunning building with landscaped communal gardens and grounds, secure entry and all just a stepping stone from the local parks, town and train station.

#### LOCATION

Situated with close proximity and strolling distance of the town centre, The Parade and just a stepping stone from the train station. There is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens, a range of excellent private and state schools, making it a highly desirable place to live. The major road networks are also close with access to the M40 and the A46 on your doorstep offering great commuter links.

#### COMMUNAL GROUNDS

Upon arrival the imposing and architectural building invites you in through the wrought iron gates with secure entry. The landscaped grounds lead you through a secondary glazed secure doorway into the inner gardens of which are maintained to lovely standard with seating areas, lawns and shrubs creating a charming oasis. There is a door giving access to the main building where the luxury communal corridors give access to both the staircases and lifts. The apartment's main front door is located on the first floor.

#### APARTMENT GROUND LEVEL

Upon entry you are drawn in to the welcoming entrance hallway with oak flooring of which continues through to the fabulous entertaining dining kitchen. This modern and stylish fitted kitchen is fully equipped and integrated with

under-floor heating, down-lights, quartz work-tops with a white tiled back-splash. The style continues with the engraved drainer and inset Rangemaster sink and mixer tap. Appliances include a four ring Caple electric hob, oven & microwave oven, glass extractor and dishwasher. Two large sash windows flood light within and overlook the inner courtyard. There is also a large WC on this level and a half height flight of stairs lead you up into the fabulous double height reception room.

#### APARTMENT FIRST LEVEL

This next level is where the apartment really comes to life with this stunning reception space having immense tall ceilings, oak flooring, exposed brickwork and almost floor to ceiling sash windows flooding light within giving that loft apartment vibe. The room can be easily split up into designated areas including copious amounts of space for seating and dining. The glass balustrade staircase of which continues up to the sleeping level offers another stylish addition to the spaces bouncing light around. There is a large cupboard to one side where all the clever technology is found.

#### APARTMENT SECOND LEVEL

The galleried landing space gives way to the two bedrooms on this level; both affording high end ensuite bathrooms and glorious high ceilings as you are now in the roof line. Both bedrooms are great sized double bedrooms and offer enough space to cater for home offices should be required. The master

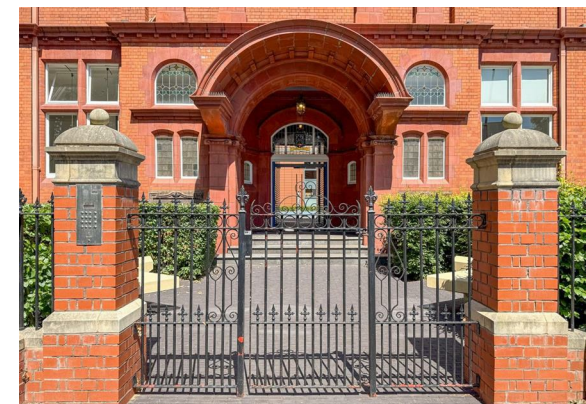
bedroom also has a section of fitted wardrobes adding to the functionality of the apartment.

#### TENURE / SERVICE CHARGES

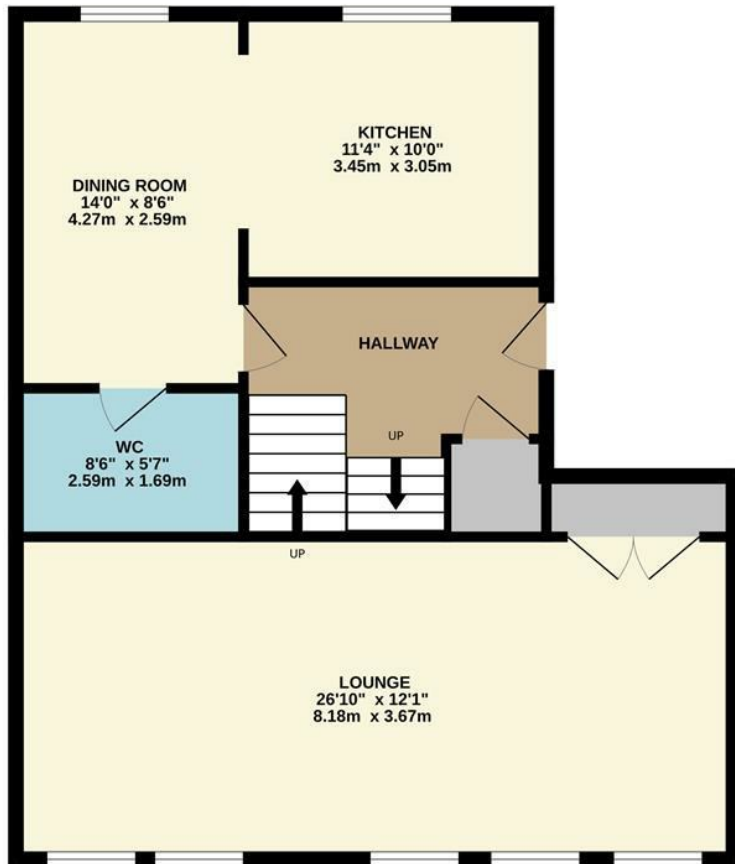
The property is leasehold with a lease with an original term of 125 years of which started on 25th March 2014. This leaves the apartment with 114 years remaining. The annual service charge attached is £4,600 and a ground rent set to £250 per annum.

#### OUTSIDE / PARKING

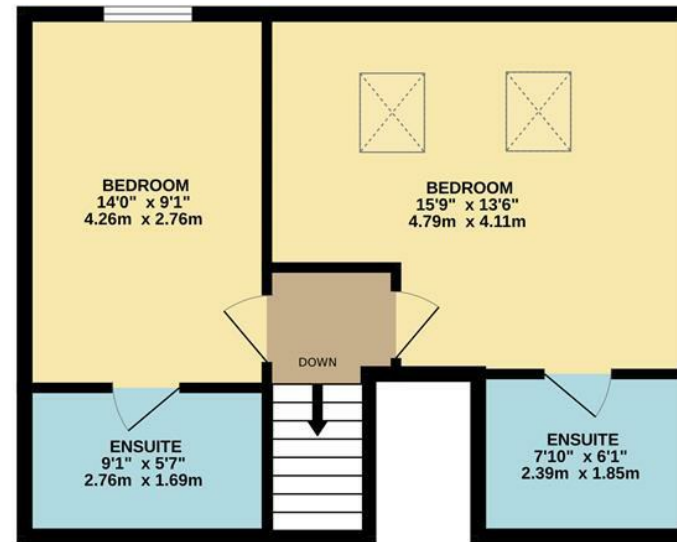
There are two gated secure allocated parking spaces in the private car park immediately to the rear of The Old Library and being accessed by electronic gates from York Road. There is also one additional visitors parking space for communal use. The grounds are beautifully kept and completely secure.



GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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.  
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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		
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		
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