


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

KENILWORTH ROAD,
LEAMINGTON SPA, CV32 6JE

£205,000

KENILWORTH ROAD



PROMINENCE

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Located in a desirable area of Leamington Spa, this well-presented two-bedroom basement apartment offers a stylish and comfortable living space. The property features a spacious reception room, a modern bathroom, and the added benefit of two allocated parking spaces. With its excellent condition throughout, this home is ideal for first-time buyers, professionals, or investors looking for a property in a sought-after location.

The local area provides a range of amenities, including supermarkets, independent shops, cafes, and restaurants, all within easy reach. The vibrant town centre of Royal Leamington Spa is just a short distance away, offering an excellent selection of high street and boutique shopping, as well as a variety of leisure and entertainment options.

The property benefits from excellent transport links. The A46 and M40 are easily accessible, providing convenient routes to Coventry, Warwick, and Birmingham. Leamington Spa Railway Station is also nearby, offering direct train services to London Marylebone, Birmingham, and other major destinations. Regular bus services operate in the area, ensuring convenient public transport connections.

Families and professionals will appreciate the selection of well-regarded schools in the area. Telford Infant and Junior School and North Leamington School are both within close proximity, offering excellent educational facilities.

This beautifully presented apartment in Leamington Spa combines modern living with the convenience of excellent transport links, local amenities, and allocated parking, making it a fantastic opportunity for a range of buyers.

Living Room 14'8" x 9'8"

Kitchen 12'10" x 8'0"

Bedroom One 17'0" x 8'2"

Bedroom Two 14'10" x 9'3"

Bathroom 9'3" x 5'7"






GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	80	80
(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 	

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