



Flat 2, 6 Lillington Road

Leamington Spa CV32 5YR

Guide Price £375,000

Flat 2, 6 Lillington Road

Being situated in a supremely convenient position within easy walking distance of all town centre amenities, this substantial ground floor apartment occupies the entire ground floor of an imposing detached Victorian property. Having the benefit of the original entrance hall which gives an impressive private entrance to the property, the gas centrally heated accommodation includes a spacious lounge with original marble fireplace, a substantial kitchen/dining room and two bedrooms both of which enjoy en-suite facilities. One of the significant attractions of the apartment is access from Waller Street at the rear via an electrically operated gate to a communal parking area along with right of use of a garage which is accessed directly from Waller Street. Also at the rear is a pleasant communal garden area. Overall this is an excellent opportunity to purchase a substantial period apartment conversion enjoying its own private access and being situated within a prime position which is highly convenient for the town centre.

Location

The property is situated at the southern end of Lillington Road within easy walking distance of the full range of town centre amenities including Leamington's wide array of shops and independent retailers, bars, restaurants, parks and artisan coffee shops. There are good local road links available out of the town including those to neighbouring towns and centres along with links to the Midland motorway network, whilst Leamington Spa railway station provides regular commuter rail links to many destinations including London and Birmingham.

Impressive Recessed Porch Entrance

With original entrance door opening into:-

Impressive Through Entrance Hallway

With central heating radiator, original cornicing to ceiling and door to walk-in cupboard which houses the Vaillant gas fired boiler and further panelled styled doors radiating to:-

Cloakroom/WC

With white fittings comprising low level WC and pedestal wash hand basin with mixer tap.

Lounge

6.43m into bay window x 4.24m (21'1" into bay window x 13'11") Having original grey marble fireplace forming an impressive focal point to the room and having inset open living flame coal effect gas fire, original cornicing to the ceiling together with original picture rail, central heating radiator and double glazed bay window.

Spacious Kitchen/Dining Room

4.88m x 3.53m (16'0" x 11'7") Spacious kitchen and dining space, kitchen area having a range of wood panel style units complemented by granite worktops with matching upstands and comprising a range of base cupboard storage and drawers, integrated dishwasher together with integrated fridge/freezer, space for inset range style cooker with filter hood over, co-ordinating wall cabinets with integrated microwave and plate storage, ceramic tiled floor, central heating radiator and double doors giving external access onto a private decked area.

Bedroom One (Rear)

4.90m x 3.86m (16'1" x 12'8") With fitted wardrobing, double glazed window, two central heating radiators and door to:-

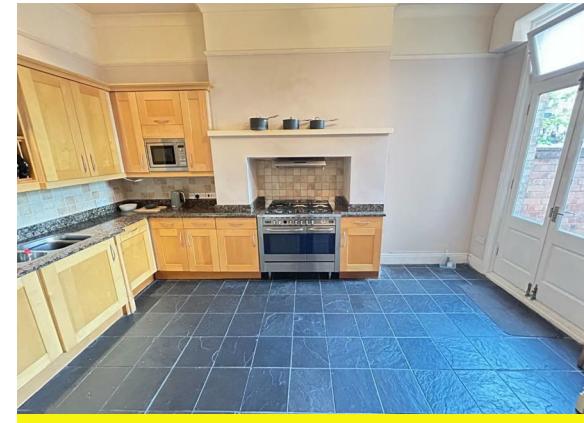
En-suite Bathroom

With white fittings comprising low level

Features

- Substantial Ground Floor Apartment
- Prime Location
- Lounge with Original Fireplace
- Spacious Kitchen/Dining Room
- Two Bedrooms
- Two En-suite Bathrooms
- Attractive Communal Garden
- Communal Parking Area with Electric Gate
- Right of Use of a Garage
- No Onward Chain





Floorplan



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General Information

Tenure
Leasehold

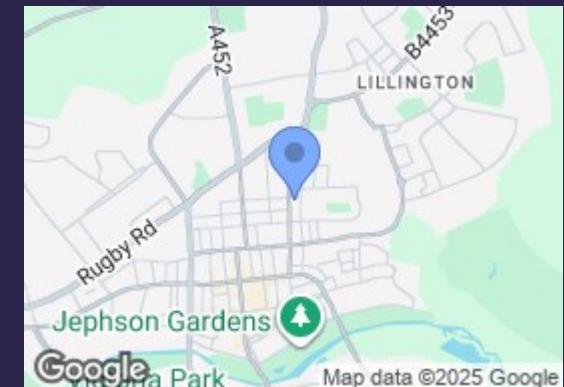
Fixtures &
Fittings

Specifically excluded
unless mentioned in these
sales particulars.

Services

We understand that mains water, drainage, gas and electricity are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax
Band C - Warwick
District Council



Map data ©2025 Google

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	