

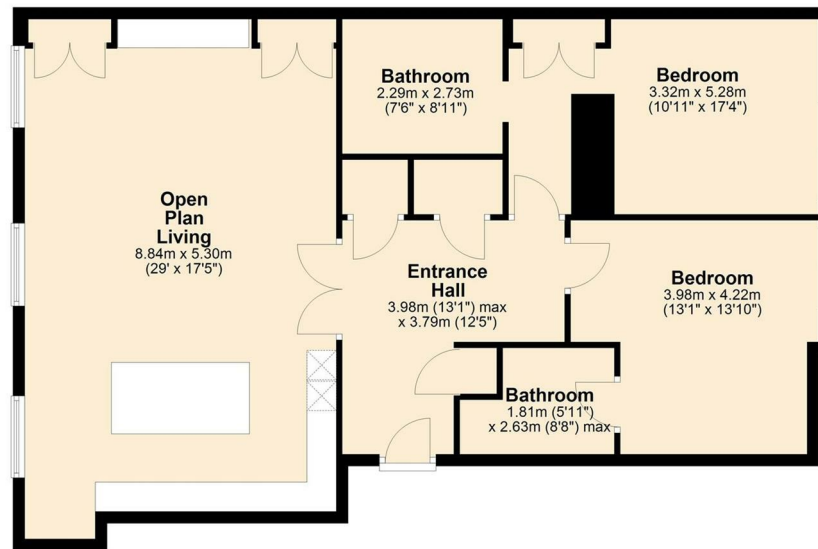
Apartment 10, 3, William House Parade, Leamington Spa, CV32 4DG

£600,000

- Share of freehold
- Grade II listed building
- Luxury finishes throughout
- Lift access, wheelchair accessible
- Designated gated parking space
- Underfloor electric heating, smart control
- Philips Hue smart lighting
- Acoustic Wi-Fi speakers throughout
- Fully controllable Smart Home
- Simply amazing!

### Third Floor

Approx. 105.3 sq. metres (1133.5 sq. feet)



Total area: approx. 105.3 sq. metres (1133.5 sq. feet)

## THE PROPERTY

Situated in the highly sought-after Parade area of Leamington Spa, this exceptional Grade II listed apartment offers a unique blend of historic charm and modern living. Constructed in 1835 by the renowned local architect William Thomas, the building was originally a hotel before being sympathetically converted into contemporary apartments in 2005.

Located on the third floor, the apartment can be easily accessed via a lift, ensuring convenience and ease of access. Spanning an impressive 1,141 square feet, this well-designed apartment features two spacious bedrooms and two stylish bathrooms, making it an ideal choice for professionals, couples, or small families seeking a blend of comfort and convenience. The open-plan lounge and kitchen, complete with a central island, creates a fluid living space perfect for both entertaining and everyday living.

The apartment benefits from a share of freehold, offering a sense of ownership and community. The modern features include underfloor electric heating with smart controls, ensuring consistent warmth and comfort throughout the year. The Philips Hue multi-colour smart lighting system allows you to set the perfect atmosphere, while the integrated acoustic Wi-Fi speakers provide a superior audio experience for music lovers.

As a fully integrated Smart Home, the property offers seamless control via smartphone, making it the epitome of modern convenience. Additionally, the property includes parking for one vehicle, adding to its practicality.

With its prime location, the apartment is within easy reach of local amenities, parks, and transport links, offering a vibrant community lifestyle. This property presents a rare opportunity to combine the elegance of historic architecture with the comfort of modern living in one of Leamington Spa's most desirable areas.

## SITUATION

## Directions

Market House Market Sq, Aylesbury, HP1201TN

Tel: 01296 767555 Email: [francis@360-properties.co.uk](mailto:francis@360-properties.co.uk) <https://www.360-properties.co.uk>