

STEPHEN PARRY

& COMPANY



12 Finings Court, The Maltings, Royal Leamington Spa, CV32 5FG

A substantial 2/3 bedroom ground floor apartment of 1166 sq ft situated within the grounds of the old Leamington Spa brewery and within walking distance of Royal Leamington Spa town centre.



Accommodation

Reception hall • Sitting room • Dining room/ Bedroom 3 • Kitchen • Boot room • 2 Bedrooms • Principal bathroom • Driveway providing off road parking for 2 cars • Communal gardens

Distances

Royal Leamington Spa 0.2 miles (trains to Birmingham and London Marylebone)
 Warwick 3 miles
 Warwick Parkway 4 miles (trains to London Marylebone from 69 minutes)
 Kenilworth 5 miles
 Coventry 10 miles
 Rugby 16 miles
 Solihull 22 miles
 Birmingham International Airport 26 miles
 Birmingham 28 miles
 (Times and distances approximate)

Location

12 Finings Court is situated on one of Leamington Spa's most sought after

roads. The property is ideally located for walking into Leamington Spa's town centre that has excellent shops and restaurants for which Leamington Spa is noted. In the heart of the town are the beautifully laid out Jephson Gardens on the banks of the River Leam and throughout the town there is evidence of its Regency and Georgian heritage.

There is an excellent range of state, private and grammar schools in

the area to suit most requirements including grammar schools at Stratford upon Avon and Alcester, Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon. Bromsgrove and Solihull Public Schools are also accessible.



The property is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from Leamington Spa station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

The property is well located for sporting and recreational facilities with the Leamington Tennis Court Club, Leamington cricket club, golf is at the Warwickshire Golf Club and racing is at Warwick and Stratford upon Avon.

The Property

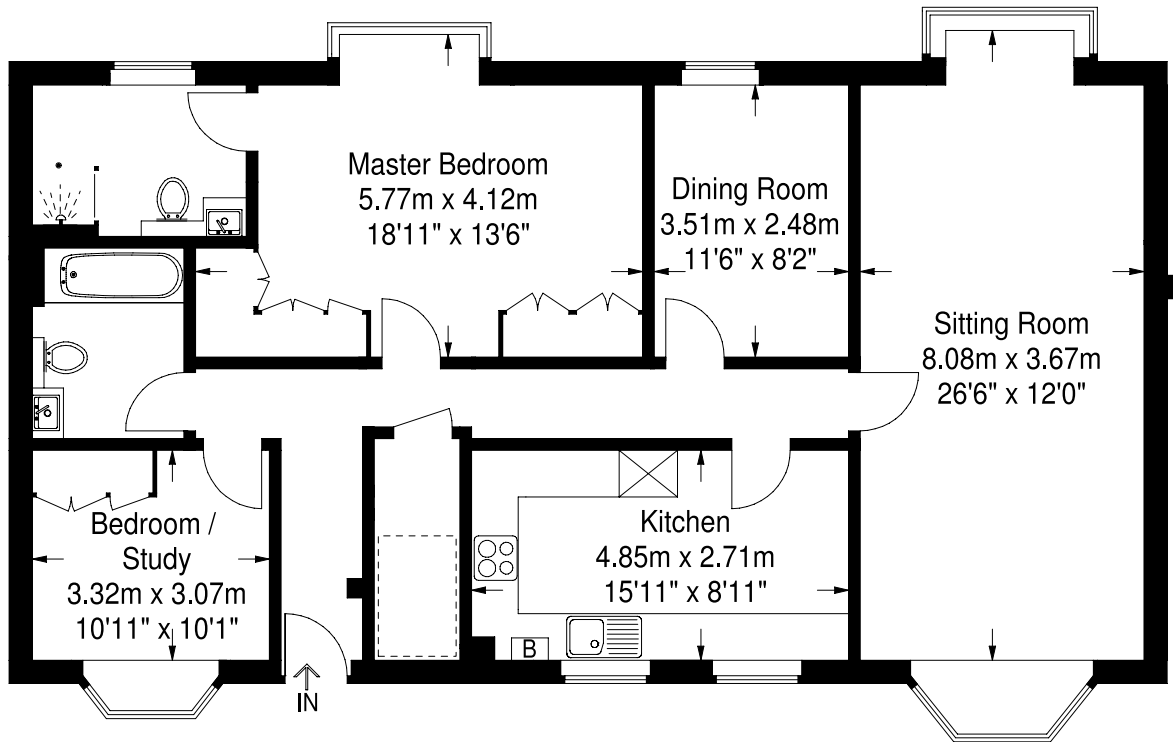
Designed by local architect, Brian Bassett, this award winning development is positioned 0.2 miles north of the town centre on the site of the former Leamington Spa brewery. The Maltings is a renowned and sought after development set around a series of three court yards comprising apartments and town houses with the houses having been converted from the original brewery building. 12 Finings Court offers well proportioned accommodation and has been refurbished by the current owner. The front door provides access to the reception hall that in turn provides access to all of the rooms. The sitting room is a dual aspect room with windows overlooking the front and rear elevations. The kitchen has been refitted by John Lewis and has integrated appliances. Opposite the kitchen is the dining room or bedroom 2. The property has 2 double bedrooms and both the en suite to bedroom 1 and the principle bathroom have been refitted with matching suites.

Gardens and Grounds

The property is situated in landscaped communal gardens and has allocated car parking spaces for 2 cars in addition to visitor parking areas.



12 Finings Court, The Maltings, Leamington Spa



Ground Floor

Approximate Gross Internal Area (Including Reduced Headroom)
108.3 sq m / 1166 sq ft

Tenure

The property is Leasehold.

Services

Mains electricity, water, gas and drainage are connected to the property.

Local Authority

Warwick District Council
+44 (0) 1926 410410.

Fixtures and Fittings

Only those items mentioned within the

Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on +44 (0) 1926 883311

Directions

From the M40 (J15) take the A46 towards Coventry. Take the third exit sign posted Kenilworth and Leamington Spa and at the roundabout

take the third exit onto the Leamington Road (A452). At the next roundabout take the second exit onto the Kenilworth Road. Continue on this road to the next roundabout and take your second exit and continue on the Kenilworth Road into Leamington Spa. At the traffic lights turn right onto Lillington Avenue and take the first turning on the right into The Maltings. Continue along this road and Finings Court is located on the left (CV32 5FG).

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