

THE MANOR HOUSE, LEAMINGTON SPA CV31 3ND



- **Duplex, Penthouse Apartment**
 - **Three Double Bedrooms**
- **Open Plan Living, Dining and Kitchen Areas**
- **Conservatory With Roof Terrace**
 - **Town Centre**
 - **West Facing Balcony**
 - **Available March 2026**
 - **Parking For Two Cars**
 - **Council Tax Band - D**
 - **EPC - D**

3 BEDROOMS

£1,750 PCM

Three Bedroom, Duplex Penthouse Apartment, in central Leamington Spa.

This impressive penthouse apartment offers spacious accommodation set over two floors. The open plan fitted kitchen includes integrated whitegoods: dishwasher, washing machine and fridge freezer and generous space for a dining / lounge area. The upper floor includes a bright conservatory, w/c. the use of one of two large roof terraces with scenic views over the River Leam and Jephson Gardens.

The lower floor offers three double bedrooms and family bathroom. Master bedroom with integrated wardrobes en-suite bathroom with shower cubicle. Second double also benefits built in mirrored wardrobes.

Two allocated parking spaces. Available End of March 2026.

Sorry, no pets or HMO's permitted.

Entrance Lobby

Entrance to the property is via secure front gates and a communal entrance. There are stairs and lift access to the property and entrances on both level 3 and 4.

Entrance Hallway 6'0" x 14'8" (1.85 x 4.49)

With neutral décor to floor, walls and ceiling, stairs to bedrooms and bathrooms. There is a useful storage cupboard, telephone point, video entry telephone system, electric heater and double doors leading to the open plan living, dining and kitchen areas.

Cloakroom 5'10" x 3'10" (1.79 x 1.18)

Neutral decor to walls and ceiling, white suite comprising of low level WC with wash hand basin and extractor fan.

Living/Dining Area 23'10" x 16'5" (7.27 x 5.02)

Accessed through double doors from the hallway, the main living, dining and kitchen areas are open plan, have wooden flooring and neutral décor throughout, four double glazed Velux windows to the side elevations bringing in lots of natural light and there is access through double glazed French doors into the conservatory area and also a balcony to the west side of the property. Access through the conservatory brings you to the roof terrace.

Kitchen Area 13'11" x 7'11" (4.26 x 2.42)

Open plan to the living and dining areas. The kitchen is fitted with a range of floor and wall units in a pale wood finish with chrome handles and a black melamine work surface with a stainless steel single bowl sink and drainer with matching chrome taps. There is an integrated electric Smeg Oven with chrome extractor fan above, integrated Smeg Washing Machine, Dishwasher and Fridge Freezer. There are two double glazed Velux windows to side elevation.

Conservatory 15'1" x 9'7" (4.62 x 2.93)

The conservatory is neutrally decorated and has aluminium framed double glazed windows with double glazed French doors leading out onto the paved roof terrace.

Master Bedroom 14'6" x 12'6" (4.42 x 3.82)

Neutrally decorated and carpeted throughout with built in mirrored wardrobes, two double glazed windows to rear and side elevation, electric heater and door leading to the En-Suite.

En-Suite 5'6" x 4'9" (1.70 x 1.46)

Neutrally decorated with half height tiling around the sink area and full height tiling in the shower enclosure, a white suite comprising of low level WC with concealed cistern, shower enclosure with thermostatic shower, wash hand basin, white heated towel rail, shaver point and mirror.

Bedroom Two 11'6" x 14'6" (3.53 x 4.43)

Neutrally decorated and carpeted throughout with a double glazed window to side elevation and electric heater.

Bedroom Three 8'7" x 12'9" (2.63 x 3.90)

Neutrally decorated and carpeted throughout with fitted mirrored wardrobes, double glazed window to side elevation and electric heater.

Bathroom 5'3" x 7'8" (1.62 x 2.34)

The bathroom is part tiled in a neutral tile and is fitted with a white suite comprising of low level WC with concealed cistern, bath with thermostatic shower over, white heated towel rail, extractor fan and mirror.

Roof Terrace

The roof terrace offers stunning views across the river to the Pump Room Gardens and town centre. It is laid to a patio with metal balustrades. There is also a small west facing balcony accessed via French doors from the living, dining and kitchen areas.

Outside

To the front of the property there is allocated parking. There is also a bike store.

Council Tax

The council tax is band D with Warwick District Council

Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

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