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Flat 4, 16 Cross Street, Leamington Spa







A spacious, recently constructed two double bedroomed, ground floor apartment located in the heart of the town centre. Boasting stylish and quality contemporary living with ensuite to master bedroom

Cross Street

Is a recent build by local builders Space GK, and forms part of a small select development of one and two bedroomed apartments constructed in 2025.

Designed for modern easy living with two well balanced double bedrooms, the master benefiting from en-suite. The main reception areas are open plan and yet successfully zoned to provide clear seating, eating and kitchen areas.

The property boasts stylish kitchen and bathrooms throughout, and an energy efficiency rating of B.

Briefly Comprising;

Communal entrance hallway, private entrance vestibule, semi open plan living/dining/kitchen with integrated appliances. Utility cupboard with mechanical ventilation heat recovery unit (MVHR). Master bedroom with en-suite shower room, further double bedroom, main shower room. Gas fired under floor heating.

The Property

Is approached via communal entrance door with entry phone point, giving access to…

Communal Entrance Hallway

With downlighter points, carpeted floor leading through to private door to the apartment.

Private Entrance Vestibule

With automatic lighting, downlighter point and Kahrs wood look LVT flooring. Door leads through to…

Semi Open Plan Living/Dining/Kitchen

27’3” overall yet successfully zoned into distinctive areas. Kahrs wood look LVT flooring throughout.

Living Area

12'5" x 12'3" (3.78m x 3.73m)
With downlighter points to ceiling, double glazed timber framed sash window to front elevation, wall mounted ESP video entry phone system, underfloor heating thermostat, TV aerial point.

Dining/Kitchen Area

15’6” max reducing to 7’3” min by door x 15’1” (4.72m max reducing to 2.21m min by door x 4.60m)
Fitted with a range of high quality K&H flat fronted wall and base units with Silestone working surfaces, matching upstands and splashbacks over, inset four point electric Siemens hob, Siemens oven below and concealed Siemens filter hood over. Integrated Siemans fridge freezer, integrated Siemens dishwasher, downlighter points to ceiling. Timber framed double glazed window to rear elevation, cupboard concealing Worcester gas fired combination boiler.

Utility Cupboard

With space and plumbing for washing machine, housing wall mounted Vent-Axia Econix MVHR unit, useful space for further storage.

Bedroom One

9'6" x 13'5" max (2.90m x 4.09m max)
With timber framed double glazed window to front, sash window to front elevation, downlighter points to ceiling, underfloor heating thermostat control, continuation of LVT flooring.








En-Suite Shower Room
Attractively fitted with a Duravit suite to comprise; low level WC with concealed cistern, wash hand basin with mono-mixer set into floating vanity storage cupboard, double shower cubicle with wall mounted shower and control, splashback tiling, chrome radiator towel rail, de-mist mirror with lighting and shaver sockets, Kahrs LVT tiled flooring, obscure timber framed double glazed sash window to side elevation, downlighter points to ceiling.

Bedroom Two (Front)
8'5" x 12'10" expanding to 17'1" into d'way (2.57m x 3.91m expanding to 5.21m into d'way)
Timber framed double glazed sash window to front elevation, further matching obscure double glazed window to side, underfloor heating control, continuation of LVT flooring.

Bathroom
Fitted with Duravit suite to comprise; low level WC with concealed cistern, wash hand basin with mono-mixer set into floating vanity unit, double storage units, double shower cubicle, wall mounted shower controls, splashback tiling, chrome radiator towel rail, timber framed obscure double glazed window to side elevation, downlighter points to ceiling, de-mist mirror with lighting and shaver sockets, Kahrs LVT tiled floor.

Outside
There is a communal secure bike store with racking for push bikes.

Warranty
Remainder of 10 year Building Warranty certificate.

Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

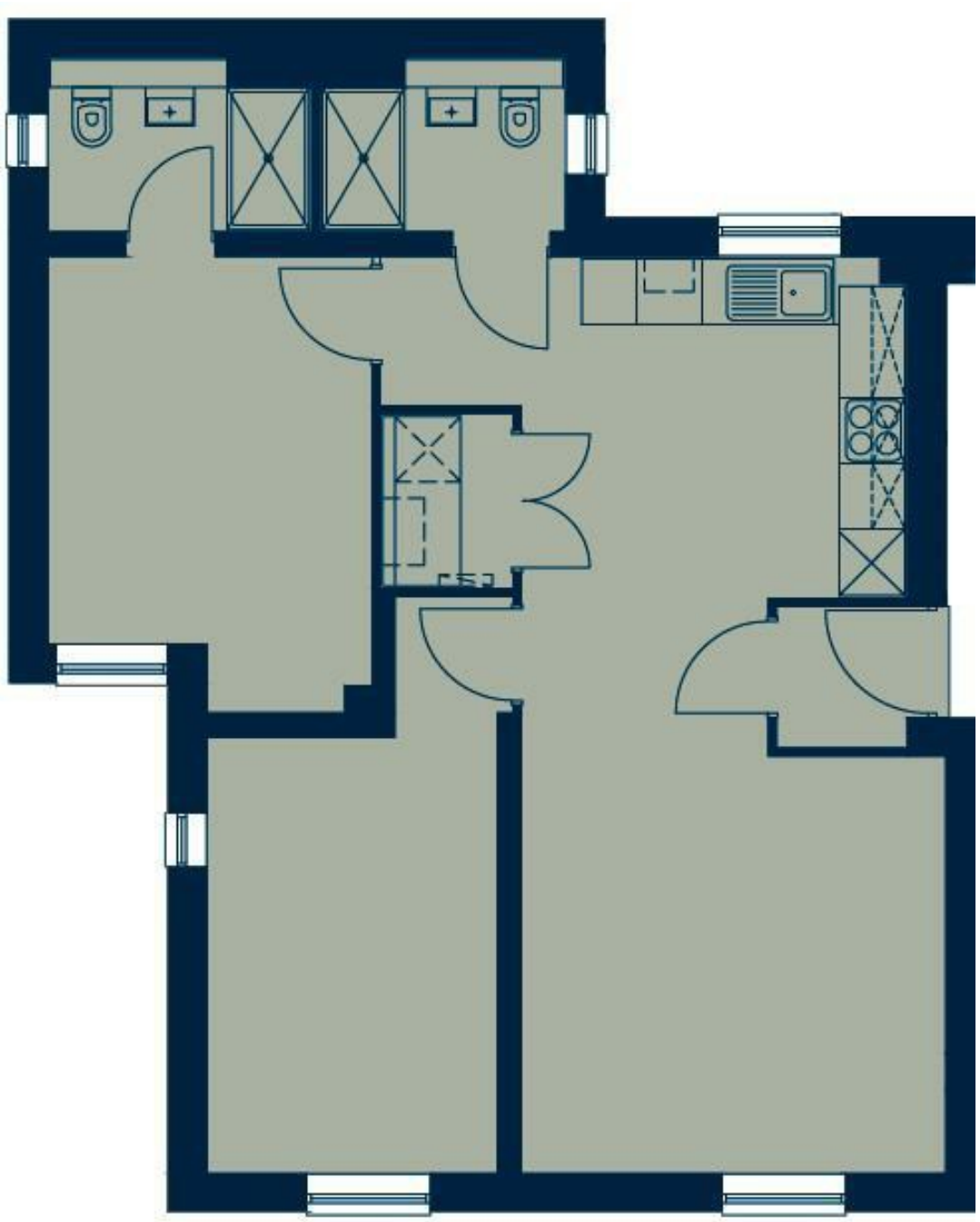
Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Tenure - Leasehold
The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 150 year lease (01/02/2025), with 148 years remaining, being with a share of the freehold, service charge is estimated at £1366.67 per annum and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Council Tax Band D.

Location
CV32 4PX



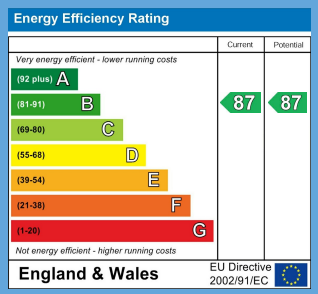
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