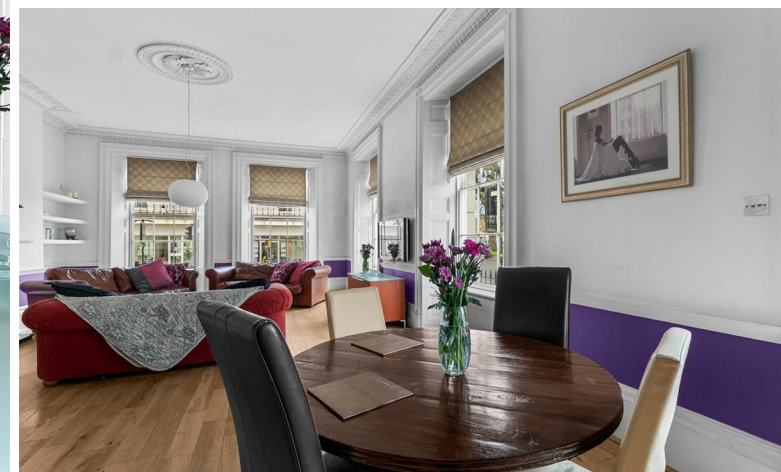




**ehB**  
RESIDENTIAL

Your Property - Our Business

Apartment 3, George House, 1 The Parade, Leamington Spa



This three bedroom Duplex apartment located in an impressive Georgian residence offers fantastic modern living space, with many period features throughout, a private courtyard garden and secure gated parking for two cars. Located at the top of The Parade with the town centre right on your doorstep.

#### George House

Is located in the heart of the town centre, with a variety of high street shops, restaurants and bars

all within a short walking distance, along with VUE cinema, Jephson Gardens, the Pump Rooms and Victoria Park all within a short distance.

#### Communal Entrance Hall

With tiled floor and leads to the.

#### Private Entrance Hall

Via private entrance door, stairs leading to the lower ground floor, wall mounted heater, entry phone system.

#### Living Room

18'6" x 18'10" max (5.64m x 5.76m max)  
With sash windows to dual aspect, feature fireplace, shelving to recess, wall mounted heaters, wood flooring.

#### Fitted Kitchen

14'1" x 17'10" max (4.30m x 5.45m max)  
With range of fitted units, integral oven and microwave, electric hob with stainless steel extractor hood over, integral fridge/freezer,





dishwasher and washing machine, sash window to side aspect, storage recess, downlighters, wood flooring.

#### Lower Floor Hallway

With understairs storage cupboard, wall mounted heaters, boiler cupboard housing hot water cylinder, downlights

#### Bedroom Two

12'10" x 9'8" (3.92m x 2.96)

With sash window to side aspect, wall mounted heater.

#### Bedroom Three

9'9" x 7'7" (2.99m x 2.32)

With sash window to side aspect, wall mounted heater, wood flooring

#### Bedroom One

17'6" x 9'9" (5.34m x 2.99m)

With sash window to front aspect and patio doors giving view and access to courtyard garden, wall mounted heater, door to En-Suite.

#### En-Suite Shower Room

With shower cubicle, wash hand basin, low level WC, heated towel rail, extractor fan.





### Bathroom

With white suite comprising panelled bath with tiled splash backs and shower area with mixer tap, shower attachment and screen, pedestal basin and high flush WC, heated towel rail and downlighters.

### Outside

Approached via the master bedroom, via steps from pavement with turned balustrade and gate, leads to a block paved private patio area. The property also includes twin secure car parking.

### 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 Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand





there to be a 125 year lease (15/01/2004), with 103 years remaining, service charge in 2025/26 was £4480.00 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 with the exception of 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 F.

#### Location

CV32 4DG



## Lowest Ground Floor

Approx. 64.7 sq. metres (696.2 sq. feet)

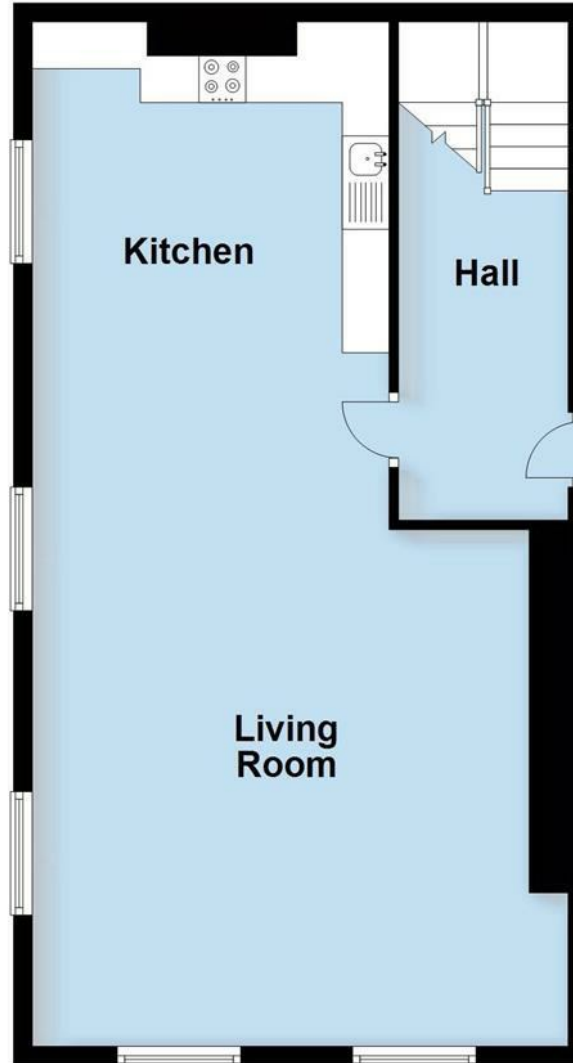


Total area: approx. 127.4 sq. metres (1371.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

## Ground Floor

Approx. 62.7 sq. metres (675.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL