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## Flat D 30 Heath Terrace

, Leamington Spa CV32 5NA

Welcome to a unique two-storey apartment situated in a converted Victorian house in the heart of Leamington Spa. This distinctive dwelling seamlessly combines contemporary comfort with the timeless charm of historical architecture.

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## ACCOMMODATION

The apartment features an open-plan kitchen, lounge, and dining area, flooded with natural light from dual aspect windows. The wooden flooring throughout adds warmth and character to the space.

The well-equipped kitchen boasts modern amenities such as a dishwasher, washing machine, and electric hob. With subway tiles and solid wooden worktops, it strikes the perfect balance between style and functionality.

The cleverly designed wet room maximizes space and includes a rain shower head for a luxurious bathing experience.

The apartment offers two bedrooms with their own unique purposes. One has been transformed into a stylish office space, providing a tranquil environment for work or study.

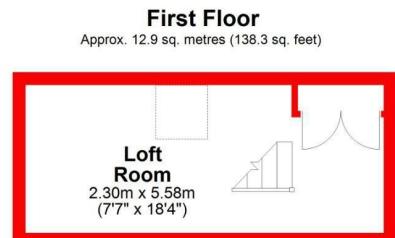
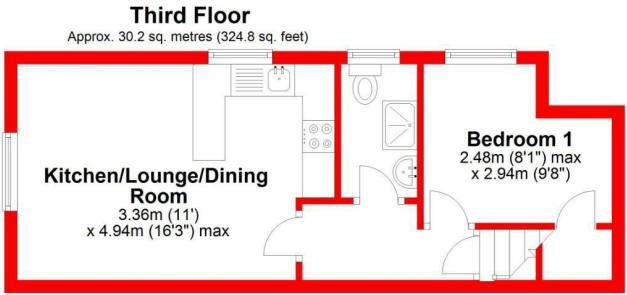
The attic room serves as the main bedroom and features a skylight that fills the space with natural light, creating a cozy and private sanctuary for relaxation and rest.

Living in this converted Victorian house apartment in Leamington Spa offers a harmonious blend of modern living and historical charm. The open-plan layout, wooden flooring, and contemporary amenities create a comfortable and practical living space. Discover the delights of Leamington Spa outside your doorstep, with its picturesque streets, charming gardens, and a vibrant community to explore.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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Total area: approx. 43.0 sq. metres (463.1 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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