

BELVOIR!

Offers Over £770,000



23 The Old Library Avenue

, Leamington Spa CV31 3PS

****THE COLLECTION | BELVOIR LEAMINGTON SPA****

Exquisite 2-Bedroom Duplex Apartment in Award-Winning Old Library Conversion, Leamington Spa

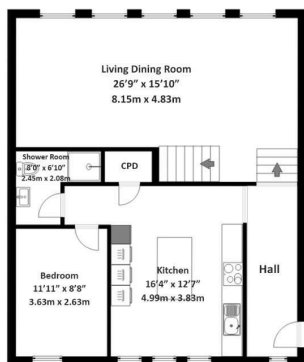
Experience the perfect blend of historic charm and modern luxury with this stunning 2-bedroom duplex apartment, set within the celebrated conversion of Leamington Spa's former old library. This beautifully appointed residence showcases an exceptional design that combines elegance with contemporary functionality, making it a unique and desirable home.

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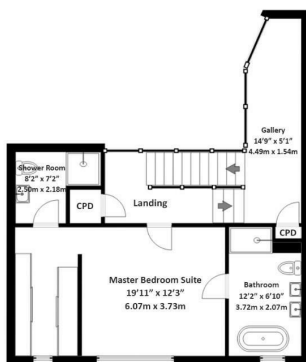


Total Living Area 134.12 square metres / 1444 square feet

First Floor



Second Floor



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ACCOMMODATION

Property Highlights:

- **Master Suite Retreat:** The apartment has been thoughtfully redesigned from a 3-bedroom layout to a luxurious 2-bedroom design. The centrepiece is the expansive master suite, featuring his-and-hers bathrooms and a generous dressing room, providing an unparalleled level of comfort and privacy.
- **Guest Accommodation:** A well-appointed guest bedroom ensures that visitors are accommodated in style, complete with easy access to a third, elegantly designed bathroom.
- **Sophisticated Living Spaces:** The spacious sitting room and dining area offer a perfect setting for both relaxation and entertaining. The contemporary kitchen boasts modern appliances and sleek finishes, catering to the most discerning culinary enthusiast.
- **Additional Features:** The first-floor landing includes a mezzanine study area, ideal for a home office or quiet retreat. The apartment also benefits secure access and a beautifully landscaped communal courtyard, and a convenient lift to all floors.
- **Secure Parking:** Two dedicated parking spaces provide added convenience and security.

Architectural and Design Excellence:

This award-winning conversion preserves the character of the historic library while integrating modern amenities and stylish design elements. The result is a residence that exudes sophistication and grace, set within one of Leamington Spa's most distinguished addresses.

Location and Lifestyle:

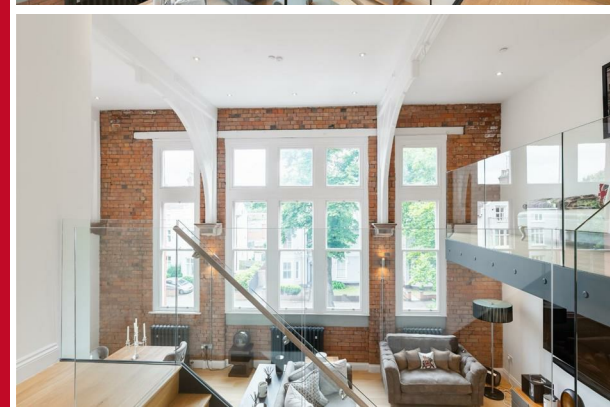
Situated in the heart of Leamington Spa, residents are perfectly positioned to enjoy the vibrant local community, with a wealth of dining, shopping, and cultural experiences at their doorstep.

This duplex apartment offers a rare opportunity to own a piece of architectural history, with all the benefits of contemporary living. Don't miss the chance to make this exceptional property your new home.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					



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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.