





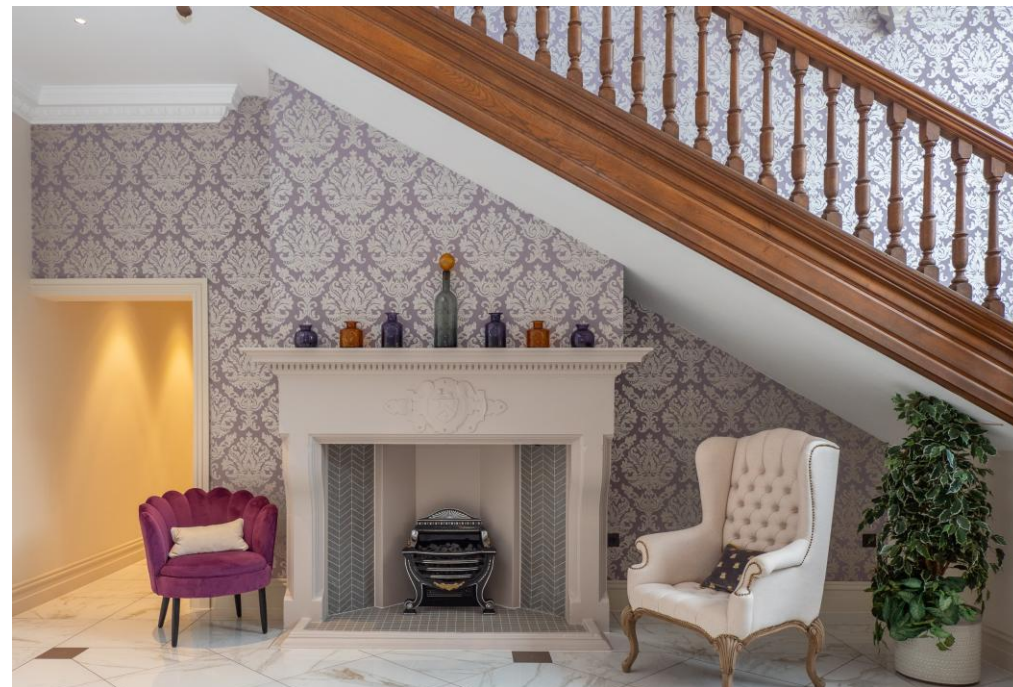
Discover Apartment 4, a stunning ground floor apartment spanning over 1,623 sq ft, boasting two bedrooms each with luxury ensuite bathrooms, a beautifully bespoke fitted kitchen with integrated appliances with a versatile basement area perfect for a hobby room or cinema. This property seamlessly combines spacious living, elegant design, and practical amenities, making it a rare find in the heart of Leamington Spa.

This exceptional property offers the unique benefit of a private front door and features a private outdoor area with the breathtaking rural views provide a tranquil backdrop.

Set in a picturesque location nestled between Leamington Spa and Warwick, this apartment perfectly balances the best of rural living with easy access to a wide range of amenities. Residents can enjoy the peace and serenity offered by the surrounding countryside and landscaped communal gardens, while still benefiting from being just a short distance from local shops, restaurants, schools, and transport links. The vibrant towns of Leamington Spa and Warwick provide extensive cultural attractions, shopping, and excellent leisure facilities, making this location ideal for those seeking a quiet haven without compromising on convenience.

Step inside to a welcoming reception area which then leads through to the open plan kitchen dining living area. This room is dual aspect having a large bay window with the bespoke fitted kitchen being a chef's dream, complete with integrated Neff appliances and storage space, designed with both style and functionality in mind. The main bedroom is generous proportioned with the second bedroom being a double with each boasting its own luxurious ensembles, providing privacy and comfort for all occupants. The layout allows for easy access and adds to the overall spacious feel of the apartment. Additionally, the useful basement area offers the flexibility to create a hobby room, home office or cinema, catering to a variety of lifestyle needs.

Outside, there are tranquil, rural views and beautifully maintained communal gardens. Allocated parking add to the convenience of this exceptional property, ensuring stress-free parking for homeowners. Apt 4 perfectly marries rural charm with practical living, making it a fantastic opportunity for those seeking a luxurious and spacious home in the sought-after Leamington Spa area.



Kitchen

Kitchens have been carefully selected from a series of suppliers in order to achieve the optimum solutions and the combinations of suppliers products is bespoke to Milverton

Hall and including :

Prefinished cabinetry

- Paint finished panelled doors with timber veneered carcassing (Apt. 2-9)

- Timber veneered with graphite carcasses.

(Apt. 1+10)

Quartz worktop surfaces

- Silestone (Apt. 1)

- Planet Granite Quartz worksurfaces (Apt. 2-10)

Franke Composite sinks

Quooker taps

Neff Integral oven and Microwave units

Neff integral dishwasher

Neff induction hob with integral downdraught extraction (Apt. 1,4,5,8,9,10)

Neff induction hob with NEFF extraction over (Apt. 2,3,6,7)

Neff Fridge + Freezer (Apt. 2+6)

Neff Fridge freezer (Apt. 1,3,4,5,7,8,9,10)

Integral washer dryer (Apt. 4+8, spec likely to be AEG or NEFF)

Finishes + Features

Panelled painted internal doors with Matt Bronze ironmongery

Feature Evonic Fire (Apt. 1+6 with optional fire surround to other apartment and integral electrical connection)

Flooring

- Large format tiling throughout main living spaces (Apt. 1,2,3,4,9,10)

- Engineered Oak plank flooring throughout main living spaces (Apt. 5,6,7,8)

- Karndean plank flooring to basement (Apt.2+4)

- Fitted carpets to bedrooms

Cloakrooms

Villeroy + Boch Sanitaryware to WC and wash hand basin with bespoke vanity cabinetry

Illuminated HIB Mirror

Heated Towel rail

Bespoke cupboard for Washing Machine and Tumble Dryer (Apt. 1,3,5,6,7,9,10)

Large format tiled floor with mosaic feature panel

Cellar (Apt. 2)

Prefinished cabinetry with paint finished panelled doors with timber veneered carcassing including washing Machine and tumble dryer spaces

Planet Granite Quartz worksurfaces

Franke Composite sink and drainer

Franke pillar mounted mixer tap

Utility Cupboard (Apt. 6)

Planet Granite Quartz worksurfaces

Washing machine and tumble dryer spaces

En Suites + Bathrooms

Sanitary fittings including :

- Villeroy + Boch vanity unit (double bowl in apt. 1)

- Hansgrohe lever taps

- HIB integrated illuminated mirrors

- Keuco accessories

- Villeroy + Boch WC

- Hansgrohe Raindance Overhead shower

with ancillary shower head

- Hansgrohe Shower Select and Bath fillers

- Aqata glazed cubicles + Trays

Heated Towel Rails

Large format tiled floors (thermostatically controlled heated floor) and fully tiled walls with mosaic feature panelling

Apartments 4+8 also have Waters Baths of Ashbourne i-line back to wall baths with integral overflow fillers

Electrical + Heating

Satin bronze switches and sockets (chrome in sanitary spaces)

Downlighting to all spaces supplemented with feature lighting in appropriate locations

Over counter lighting to kitchen islands

Thermostatically controlled radiators to main areas and bedrooms with heated towel rails

and underfloor heating to en suites / bathrooms

External Sockets (Apt. 1,2,3,4,9,10)

Media + Communications

Integrated television reception system , digital terrestrial and Sky Q provision

TV and Telephone sockets to main living spaces and bedrooms

Intercom system linked back to main access point

Security + Peace of Mind

Professional Certification

LABC Warranty (Apt. 9 +10)

NACOSS or NIS Approved Alarm systems with PIR sensors

Storage

Large Loft areas (potential for conversion subject to appropriate approvals) (Coach Houses 9+10)

Communal Areas

The first floor has both stair and lift access in both cores

Designated Car parking provision

Annual Estate Charge in payable by all properties at Milverton Hall covering the upkeep of the communal areas (appropriate to the relevant Apartments) , external maintenance and upkeep of the grounds (appropriate to the relevant Apartments)

Car charging points will be available and installed as appropriate with account charging system for usage

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ADDITIONAL INFORMATION

TENURE: 999 year Lease (Share of Freehold) Purchasers should check this before proceeding.
Service charges apply TBC

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to not yet be assessed

ENERGY PERFORMANCE CERTIFICATE RATING: TBC

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

Apartment Four

This apartment has its own front door which is accessed from the building's primary entrance elevation.



2 Bedrooms
1 Bathroom
Shared Garden
2 Private Entrances
Cellar

Living Room
4.9m x 5.2m | 25.3m²

Kitchen / Diner
4.9m x 5.2m | 25.25m²

Principal Bedroom
5.5m x 6.6m | 36m²

Ensuite 1
4.6m x 1.7m | 8.5m²

Bedroom 2 / Study
4.3m x 3.6m | 12.25m²

Ensuite 2
1.2m x 1.6m | 6m²

Cellar
1.7m x 4.6m | 23m²

