





Harts are proud to present this exceptional two-bedroom, two-bathroom ground floor apartment set within the prestigious and gated Milverton Hall development in Blackdown, Leamington Spa. Perfectly designed for the discerning downsizer, this luxurious residence seamlessly blends characterful elegance with contemporary living.

The property boasts a high specification open plan kitchen, dining, and family room, offering a bright and inviting space for both relaxation and entertaining. A private Westerly-facing patio with useful ramp for ease of access, extends the living space outdoors, while designated parking in the communal areas adds convenience. This stylish one-level apartment benefits from fitted furniture in the spacious master bedroom, underfloor heating in both the modern bathroom and en suite, and secure access to beautifully maintained communal grounds surrounded by the picturesque Warwickshire countryside.

Milverton Hall is steeped in history, originally constructed as a market garden at the turn of the last century and thoughtfully restored to retain its charm while delivering cutting-edge comfort throughout. The development comprises just ten exclusive dwellings, providing a quiet and secure environment. Located conveniently between the vibrant town centres of Leamington Spa and Warwick, residents can enjoy access to an array of shops, cafes, and cultural amenities. Excellent transport links are nearby, with motorway connections and railway networks offering seamless commuting options. The tranquil countryside surrounding Milverton Hall makes it an idyllic setting for those seeking a peaceful retreat without sacrificing accessibility.

Upon entering the apartment, you are welcomed into a spacious hallway with access into a bright, open plan living space that combines a high specification kitchen with dining and family areas. The kitchen boasts modern fittings, integrated appliances, and sleek surfaces, perfect for culinary pursuits and social gatherings. The dining and family space flows effortlessly, creating an inviting atmosphere filled with natural light.





The master bedroom is generously proportioned and features built-in furniture to maximise storage and maintain an uncluttered feel. It also benefits from a stylish en suite with luxurious underfloor heating, offering both comfort and sophistication. The second bedroom is equally spacious and adaptable, ideal as a guest room or home office. A contemporary main bathroom, fitted with underfloor heating as well, complements the apartment's elegant design and practicality. The private Westerly-facing patio area is a standout feature, perfect for enjoying afternoon sun and al fresco dining in a tranquil setting.

Overall, this beautiful ground floor apartment at Milverton Hall combines luxurious one-level living with classic charm and modern convenience. It is an ideal home for those seeking a secure, peaceful environment with exceptional amenities, surrounded by the stunning Warwickshire countryside. With allocated parking, stunning communal grounds, secure gated entry, and close proximity to vibrant towns and transport links, this property offers a unique opportunity for a comfortable and stylish lifestyle.

ADDITIONAL INFORMATION

TENURE: Share of Freehold. Purchasers should check this before proceeding. Service charge amount is approx. £2100 payable 6 monthly.



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: We understand to lie in Band D

ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

VIEWING: By appointment only

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. 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.







3 Milverton Hall, Blackdown, Leamington Spa

Main House Area 1190.16 square feet



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)		
(69-80)	B	
(55-68)		
(39-54)	C	74
(21-38)		
(1-20)	D	74
	E	
	F	
	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		