



HANDLES
PROPERTY

ASKING PRICE

£686,000

Cloister Way

Leamington Spa, CV32 6QE

PROPERTY SUMMARY

The first thing that struck me as I stepped into 40 Cloister Way was the cathedral-esque ceiling height. I love a home with volume — it creates an immediate sense of space and is one of the signature hallmarks of a Spitfire Home.

Built around seven years ago, this beautifully presented three-storey semi-detached home combines exceptional build quality with stylish contemporary living. Every detail has been carefully considered, from the luxurious bathrooms to the sleek, fully integrated kitchen, creating a home that's ready to move straight into.

The ground floor is centred around a superb open-plan kitchen, dining and living space with integrated appliances and bi-fold doors opening onto a sunny rear garden — perfect for entertaining or family life. An integral garage provides secure parking and excellent storage.

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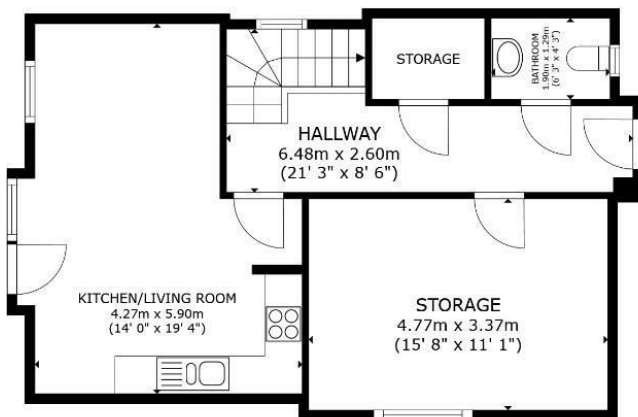
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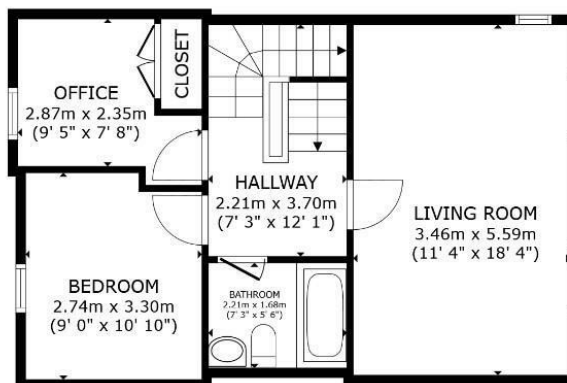
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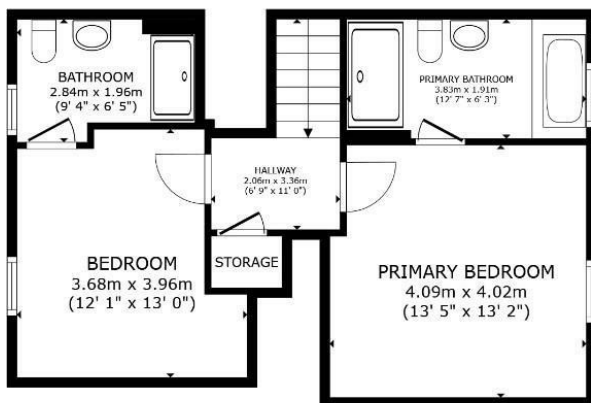




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 56.4 m² (608 sq.ft.) FLOOR 2 49.0 m² (528 sq.ft.) FLOOR 3 48.2 m² (519 sq.ft.)
TOTAL : 153.6 m² (1,654 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOCAL AUTHORITY

Warwick DC

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements



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