

BELVOIR!

Guide Price £280,000



8 Wellington House Holly Walk

, Leamington Spa CV32 4NN

Nestled in the vibrant heart of Leamington's town centre, this exquisite two-bedroom duplex apartment offers an exceptional blend of modern comfort and urban convenience. Boasting two well-appointed bedrooms, two bathrooms, secure underground parking, and easy access to an array of local amenities, this property presents a rare opportunity for those seeking an urban lifestyle.

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ACCOMMODATION

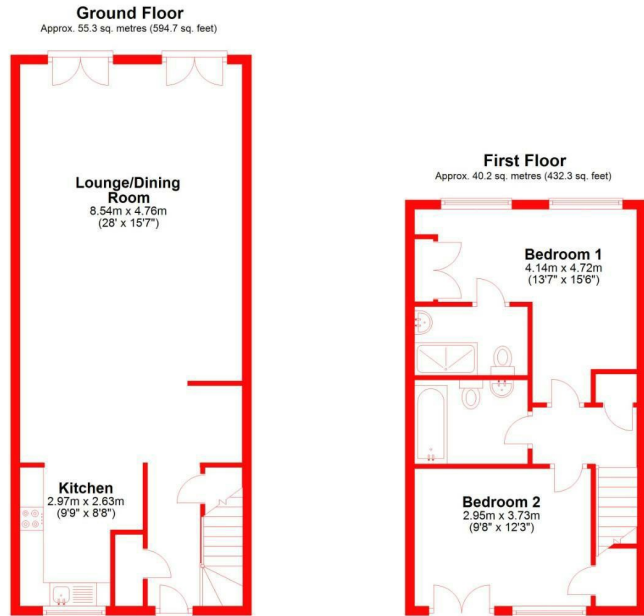
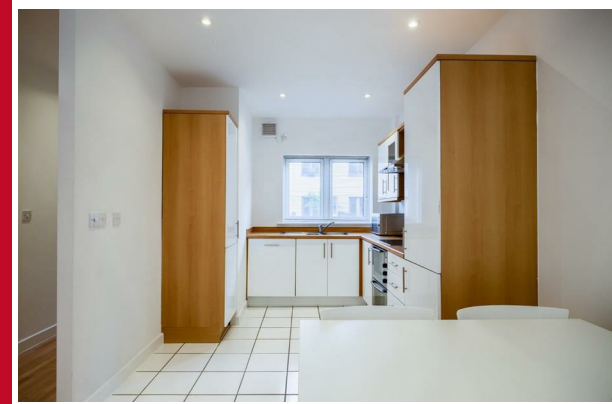
Key Features:

- **Layout:** This thoughtfully designed duplex apartment offers a spacious and versatile layout, perfect for modern living. The lower level encompasses a bright and inviting living area and a contemporary kitchen equipped with modern appliances. Ascend to the upper level, where two generously sized bedrooms await, along with two pristine Villeroy and Boch bathrooms.
- **Bathrooms:** The property features two sleek and sophisticated bathrooms, ensuring ample convenience and privacy for occupants. Each bathroom is finished with high-quality fixtures and offers a spa-like atmosphere.
- **Parking:** Secure underground parking provides peace of mind for residents, offering a dedicated space for your vehicle, accessible via a controlled-entry system.
- **Location:** Situated in the heart of Leamington's bustling town centre, you'll find yourself in the midst of a thriving community with an array of shops, restaurants, and cultural attractions right at your doorstep. Commuting is a breeze, with excellent transport links and easy access to major roadways.
- **Local Amenities:** Enjoy the convenience of having a wide range of local amenities just moments away. From boutique shops to popular eateries and recreational facilities, everything you need is within easy reach.
- **Additional Features:** This property comes equipped with modern conveniences including integrated appliances, ample storage space, and large windows that flood the space with natural light.

Overall Impressions: This two-bedroom duplex apartment offers a rare opportunity to experience the best of urban living in the heart of Leamington Spa. Its exceptional features, secure parking, and proximity to local amenities make it a standout choice for those seeking comfort, style, and convenience. Don't miss the chance to make this exceptional property your own. Arrange a viewing today to experience the lifestyle that awaits you!

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 leasehold. 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



Total area: approx. 95.4 sq. metres (1027.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
		65	
		76	
England & Wales	EU Directive 2002/91/EC		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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