

BELVOIR!

Guide Price £295,000



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5 Wellington House Holly Walk

, Leamington Spa CV32 4NN

Nestled in the vibrant heart of Leamington's town centre, this exquisite two-bedroom 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

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- **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 bathrooms. Notably, residents have access to a charming outside terrace area, providing a unique and appealing feature for enjoying fresh air and outdoor moments in the heart of the town center.

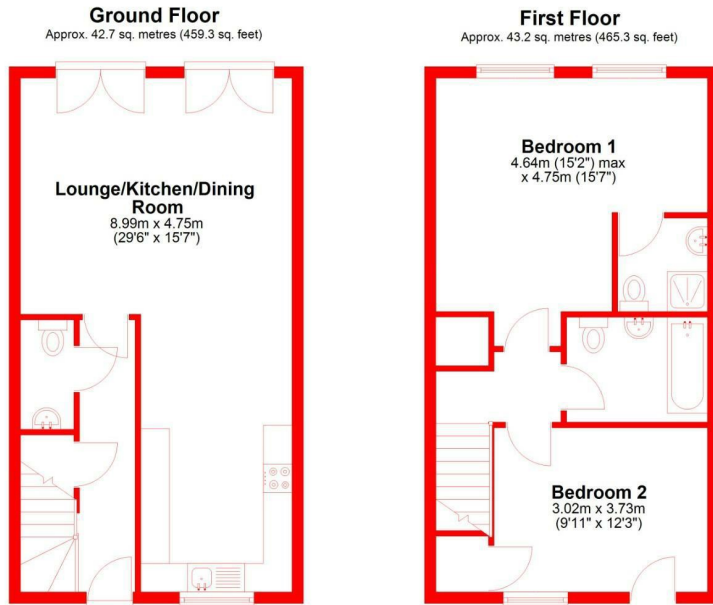
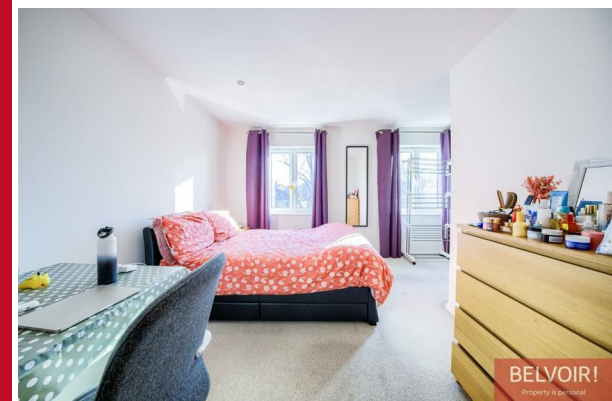
- **Bathrooms:** The property features two sleek and sophisticated bathrooms, ensuring ample convenience and privacy for occupants. Each bathroom is finished with high-quality fixtures.

- **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 center, 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, a downstairs WC, large windows that flood the space with natural light, and exclusive access to an outside terrace area—a standout feature providing an oasis of tranquillity in the midst of vibrant urban living.



Total area: approx. 85.9 sq. metres (924.6 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
England & Wales	EU Directive 2002/91/EC	71	80
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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