



Willes Road, Leamington Spa, CV31 1BY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This two-bedroom first-floor apartment forms part of a handsome Victorian former mansion, ideally located within easy reach of Leamington town centre, Jephson Gardens, and a short walk to the train station.

This spacious and well-proportioned home briefly comprises: hallway, modern breakfast kitchen with a great range of units, built-in cupboards, and integrated appliances. The main bedroom features built-in shelving, and the second bedroom benefits from an ensuite shower room with an additional hand basin. The main shower room offers a walk-in double shower with a rainfall shower head, heated towel rail, and full tiling. The living room boasts a feature cast iron fireplace.

The property benefits from one allocated parking space and attractive communal gardens.





First Floor

Approx. 67.3 sq. metres (724.7 sq. feet)



Total area: approx. 67.3 sq. metres (724.7 sq. feet)

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Key Features

- First floor apartment in Victorian conversion
- Two bedrooms
- Two bathrooms
- Long lease over 1000 years
- Ideal first time buy
- One Allocated Parking Space
- Close to Town Centre, Jephson Gardens & Train Station

Guide Price
£240,000

EPC Rating - D

Tenure - Leasehold

Council Tax Band - B

Local Authority -
Warwick District Council