



**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 for easy access to Leamington town centre, Jephson Gardens, and a short walk to the train station.

The well-proportioned accommodation briefly comprises: hallway, open-plan living space with a modern breakfast kitchen offering a great range of built-in cupboards and integrated appliances, and direct access to a private balcony. The master bedroom is set to the front elevation, with a second double bedroom providing an excellent work-from-home space or guest room. The modern bathroom includes a full suite with shower over bath and heated towel rail.

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

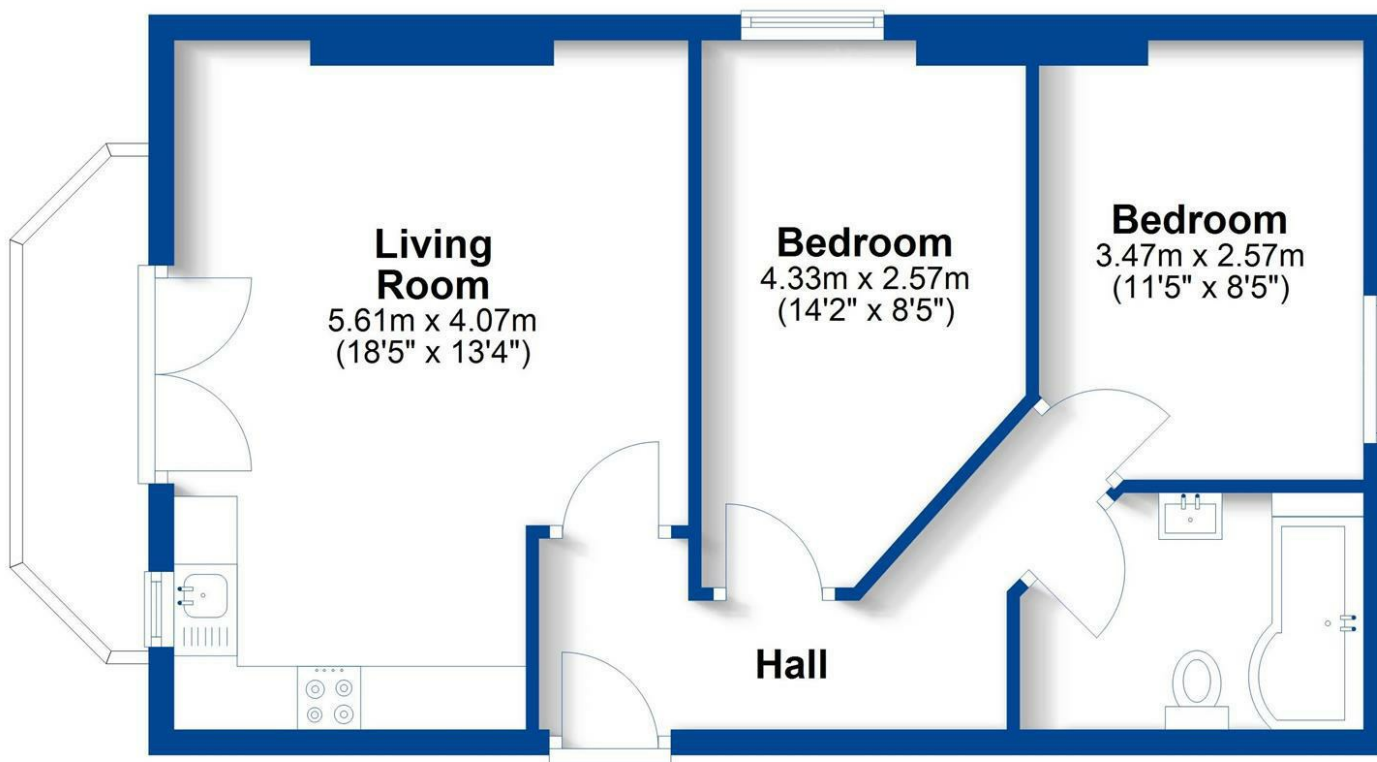






## First Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



**Total area: approx. 51.4 sq. metres (552.9 sq. feet)**

This plan is for illustration purposes only and should not be relied upon as a statement of fact

## Key Features

- First floor apartment in Victorian conversion
- Two bedrooms
- Long lease over 1000 years
- Private use balcony
- Close to Train Station, Local Parks & Town Centre
- Modern Kitchen & Bathroom
- Living room
- Allocated Parking

**Guide Price  
£230,000**

EPC Rating - D

Tenure - Leasehold

Council Tax Band - B

Local Authority -  
Warwick District Council

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