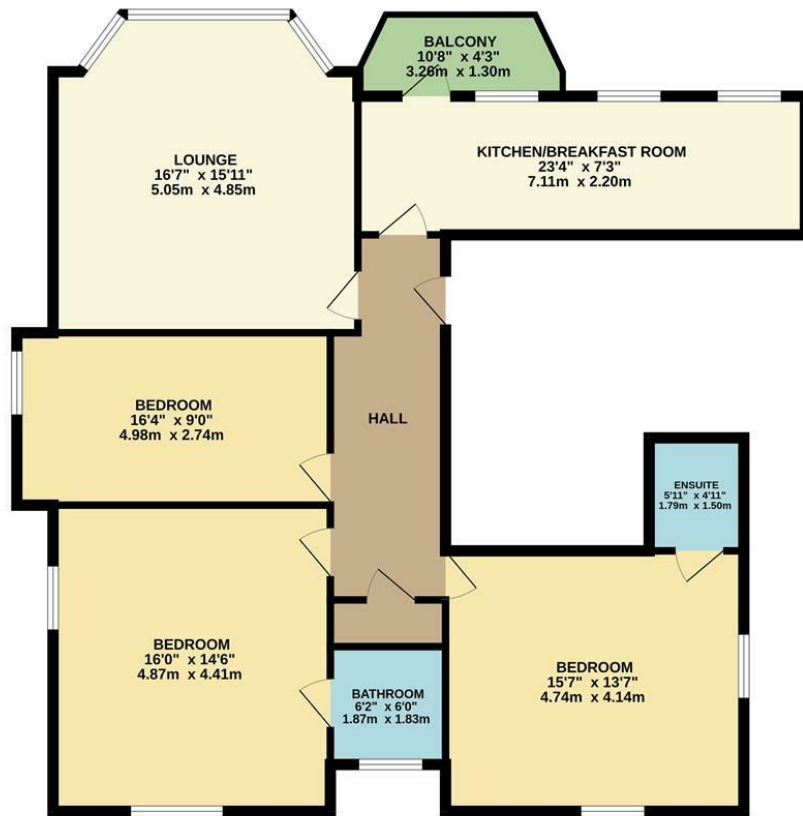


FIRST FLOOR  
1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

12 Wilhelmina Close, Leamington  
£465,000

charlesrose.



A stunning apartment with three double bedrooms, two en-suites and a private balcony, within easy walking distance of Leamington Spa town centre - available now with no chain

Set in beautiful grounds, close to the town centre and within easy reach of the A46 and M40, this lovely apartment is set in the old building of the Three Graces development. It has many original features, including arched windows, an arched entrance hall, high ceilings, deep skirtings and cornices. The entrance is to the rear of the building, out of sight of the main road, and a communal entrance hall and staircase leads to the apartment's front door. A spacious wooden-floored hallway takes you through to the bedrooms, kitchen, and a large, impressive lounge/dining room with a bay window, arched windows and high ceilings.

The dining kitchen has an integrated oven and gas hob, dishwasher, washing machine, and integrated fridge and freezer. There's room for a breakfast table and chairs, and French doors open out on to the balcony which also has space for outdoor furniture. The balcony is south facing, and overlooks the private garden at the back of the building, and beyond to mature trees.

All three bedrooms have original arched windows and built in wardrobes to ceiling height, providing plenty of storage. The larger master bedroom has an en-suite family bathroom with bath and shower. The second bedroom has an en-suite shower room. The third bedroom is a generous size, and could also be used as a large study. There's a good-sized storage cupboard at the end of the hall which can easily be turned back into a guest toilet.

12 Wilhelmina has gas central heating and two allocated and secure parking spaces. It's in a very sought after location with immaculate communal gardens. It's available immediately with no chain. Viewing is highly recommended to appreciate the size and setting of this gorgeous home in a beautiful setting.

charlesrose.

- 01926 832411
- info@charlesroseproperties.co.uk
- www.charlesroseproperties.co.uk

