



**Connells**

Willes Road  
Leamington Spa





### Property Description

Ideally located within walking distance of the Leamington Spa town centre is this spacious two bedroom apartment. Situated on the second floor and being sold with no onward chain the property briefly comprises, open plan lounge dining room, separate kitchen, two double bedrooms and bathroom. There is an additional study area to the third floor. Externally the property benefits from communal gardens.

### Communal Entrance

Well-maintained communal entrance with stairs to all floors.

### Entrance Hallway

Welcoming entrance hallway comprising a radiator and doors to the lounge/diner, both bedrooms, bathroom and stairs rising to the study area.

### Lounge/Diner

17' 5" max into dormer x 11' 8" max ( 5.31m max into dormer x 3.56m max )

Spacious lounge/diner comprising a radiator, a double glazed dormer window to front elevation and a built-in cupboard housing the central heating boiler. With a door to the kitchen.

### Kitchen

7' 1" x 8' 6" ( 2.16m x 2.59m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, whilst providing space for a washing machine and space for an under counter fridge. With a double glazed window to side elevation.

### Bedroom One

12' 3" to wardrobe x 10' 1" plus alcove ( 3.73m to wardrobe x 3.07m plus alcove )

Double bedroom with restricted head height, comprising a radiator and a double glazed dormer window to rear elevation.

### Bedroom Two

12' 7" max restricted head height x 8' ( 3.84m max restricted head height x 2.44m )

Double bedroom having a radiator and a double glazed dormer window to side elevation.

### Study Area

4' 8" max restricted head height x 7' 2" max ( 1.42m max restricted head height x 2.18m max )

The stairs lead from the hallway having a lantern roof.

### Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a radiator and a skylight.

### Communal Gardens

### Parking

On street parking.

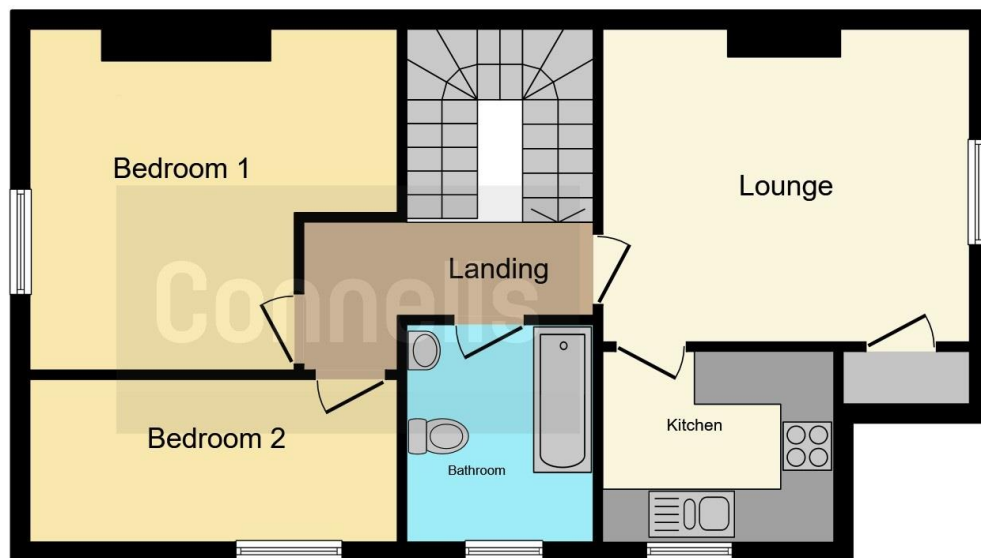
### Lease Information

The property is leasehold and the lease has been extended to 999 years from 1/1/2011. The new term of the lease is yet to be updated to Land Registry and an application has been submitted. This property is subject to management costs to include; an annual service charge £1,008. Further information available upon request.

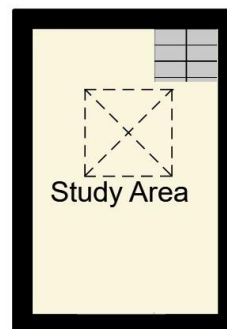
### Agent's Note

Our seller has advised the property can be sold furnished. Please contact branch for further details.





**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax  
 Band: A

Service Charge:  
 1008.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA307903](http://connells.co.uk/Property/SPA307903)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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