

WILHELMINA CLOSE, LEAMINGTON SPA CV32 5JT



A TWO DOUBLE BEDROOM TOWN HOUSE LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND HAVING GOOD ACCESS TO BOTH LEAMINGTON SPA AND WARWICK TOWN CENTRES.

- **CENTRAL LOCATION**
 - Ground floor WC
- **TWO DOUBLE BEDROOMS**
 - Two En Suite Bathrooms
- **2 Allocated Parking Spaces**
- **All Weather Conservatory**
- **Available December 2025**
 - EPC - C
 - Council Tax -B

2 BEDROOMS

£1,200 PCM

A TWO BEDROOM, TWO EN-SUITES MEWS PROPERTY IN LEAMINGTON SPA TOWN CENTRE.
NEW CARPETS FITTED

Entrance hall, kitchen with appliances, ground floor WC, sitting room with feature fireplace and conservatory.
Two double bedrooms each having en suite shower bathrooms. Hard landscaped garden to the rear, two
allocated parking spaces, Viewing Recommended
Sorry NO PETS

Entrance Hall

Living Room

Wood flooring, wall mounted radiator, electric fire

Conservatory

Wall mounted radiator & solid roof for year round use.

Landing First Floor

Bedroom One

Window, wall mounted radiator, door leading to en-suite bathroom with bath and shower over, wash hand
basin, low level WC

Bedroom Two

Window, wall mounted radiator with door leading to en-suite shower room with shower cubicle

Outside

Allocated parking space with gated rear access to the courtyard garden

Council Tax

The Council tax is a band C from Warwick District Council.

Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G
If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

Lettings Disclaimer

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representations of fact and do not constitute any part of an offer or contract. The landlord does not make or
give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation
to the property. Please contact the office before viewing the property. If there is any point that is of particular
importance to you, we will be pleased to check the information for you and to confirm that the property
remains available. This is particularly important if you are contemplating travelling some distance to view the
property. We would strongly recommend that all the information, which we provide, about the property is
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for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

