

## 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
- **Two allocated parking spaces**
  - All weather conservatory
  - Available December 2025
    - EPC - C
    - Council Tax - D

**2 BEDROOMS**

**£1,100 PCM**

A beautifully presented, two bedroom, en-suite bathroom mews cottage in the heart of Leamington Spa.

Located in the attractive development at Wilhelmina Close the property is comprised of:- Entrance hall, leading to the fitted kitchen with integrated appliances including washing machine, fridge freezer oven/ hob and ample cupboard space. Leading to a large sitting room with feature fireplace, and sunny conservatory. Two double bedrooms each having the benefit of en-suite shower bathrooms and built in wardrobes.

Offering a quaint courtyard garden to the rear, and two allocated parking spaces.

Viewing Recommended

Sorry, no pets permitted.

### **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**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or 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 verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building

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