

FOR SALE



Willes Road, Leamington Spa

1 Bedroom, 1 Bathroom, Apartment

£195,000

MARTIN&CO



Flat 3, 14 Willes Road

Located in the heart of Leamington Spa town centre this second floor apartment is perfectly situated for bars, restaurants, shops and the station just a 10 minute walk away. This light airy apartment has a spacious living dining room, well presented kitchen, generous double bedroom, bathroom and communal garden at the front. The property is well appointed with gas central heating and includes period features including sash windows and feature fireplace. With a share of freehold and 960+ years remaining on the lease this apartment would make an excellent investment or first purchase and is available with no chain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

HALL 7' 8" x 4' 10" (2.34m x 1.47m)

LIVING ROOM 13' 11" x 10' 7" (4.24m x 3.23m)

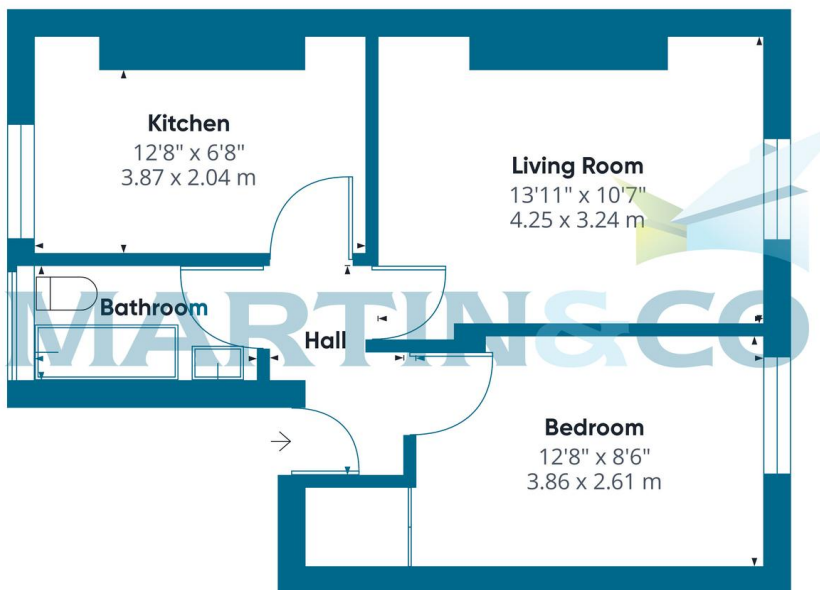
KITCHEN 12' 8" x 6' 8" (3.86m x 2.03m)

BEDROOM 12' 8" x 8' 6" (3.86m x 2.59m)

BATHROOM 7' 9" x 4' 5" (2.36m x 1.35m)

The property has a share of freehold with approximately 960 years remaining with a peppercorn ground rent. The service charge is approximately £1380 per annum, this information should be checked and verified by your legal representative.

Council Tax Band - B



Approximate total area

424.24 ft²

39.41 m²

Martin & Co Leamington Spa **01926 889 054**
 38 Hamilton Terrace • Holly Walk • Leamington Spa •
 CV32 4LY <http://www.martinco.com>
 T: 01926 889 054 • E: leamingtonspa@martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.