



Flat 1, 13, Willes Road, Leamington Spa, CV32 4PP

A particularly well proportioned one bedroom lower ground floor apartment recently subject to improvement including car parking facility and small garden, in this town centre period conversion.



Flat 1, 13 Willes Road Leamington Spa CV32 4PP

Willes Road is an attractive Regency style period conversion of self contained apartments within this Grade II Listed building of varying sizes, most conveniently sited a short walk from the town centre and all amenities, including the railway station. This particular location has consistently proved to be very popular.

The Property

ehB Residential are pleased to offer an opportunity to acquire a particularly well proportioned lower ground floor one bedroom apartment, recently subject to improvement which is offered with immediate vacant possession. The property features a non designated parking facility. The agents consider that the property will appeal particularly to first time buyers and inspection is highly recommended.

In further detail the accommodation comprises:-

Entrance Hall

With wood effect flooring, electric radiator, down lighters, double built in cloaks cupboard.

Lounge

15" x 11" (4.57m x 3.35m)

With electric radiator, sash window, TV point.



Fitted Kitchen

9'6" x 8" (2.90m x 2.44m)

With a range of base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, high level cupboards, single drainer one and a half bowl stainless steel sink drainer unit with mixer tap, cooker space with stand alone cooker, electric radiator, wood effect flooring, understair pantry cupboard, timber and glazed panelled rear door to utility area with plumbing for automatic washing machine.

Bedroom

13'7" x 8'9" (4.14m x 2.67m)

With electric radiator, downlighters.

Shower room / WC

8'6" x 5'4" (2.59m x 1.63m)

Being tiled with walk in shower enclosure with integrated shower unit, vanity unit incorporating wash hand basin, mixer tap, low flush WC, airing cupboard containing lagged cylinder with immersion heater, downlighters, Dimplex heater.

Outside

To the front of the property is a communal garden area which has been landscaped with synthetic turf. To the rear of the property is pedestrian access leading to a communal paved sitting area and non designated car parking facility.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (05/04/1973) with 948 years remaining, being with a share of the freehold, service charge is £600 per annum and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

Services

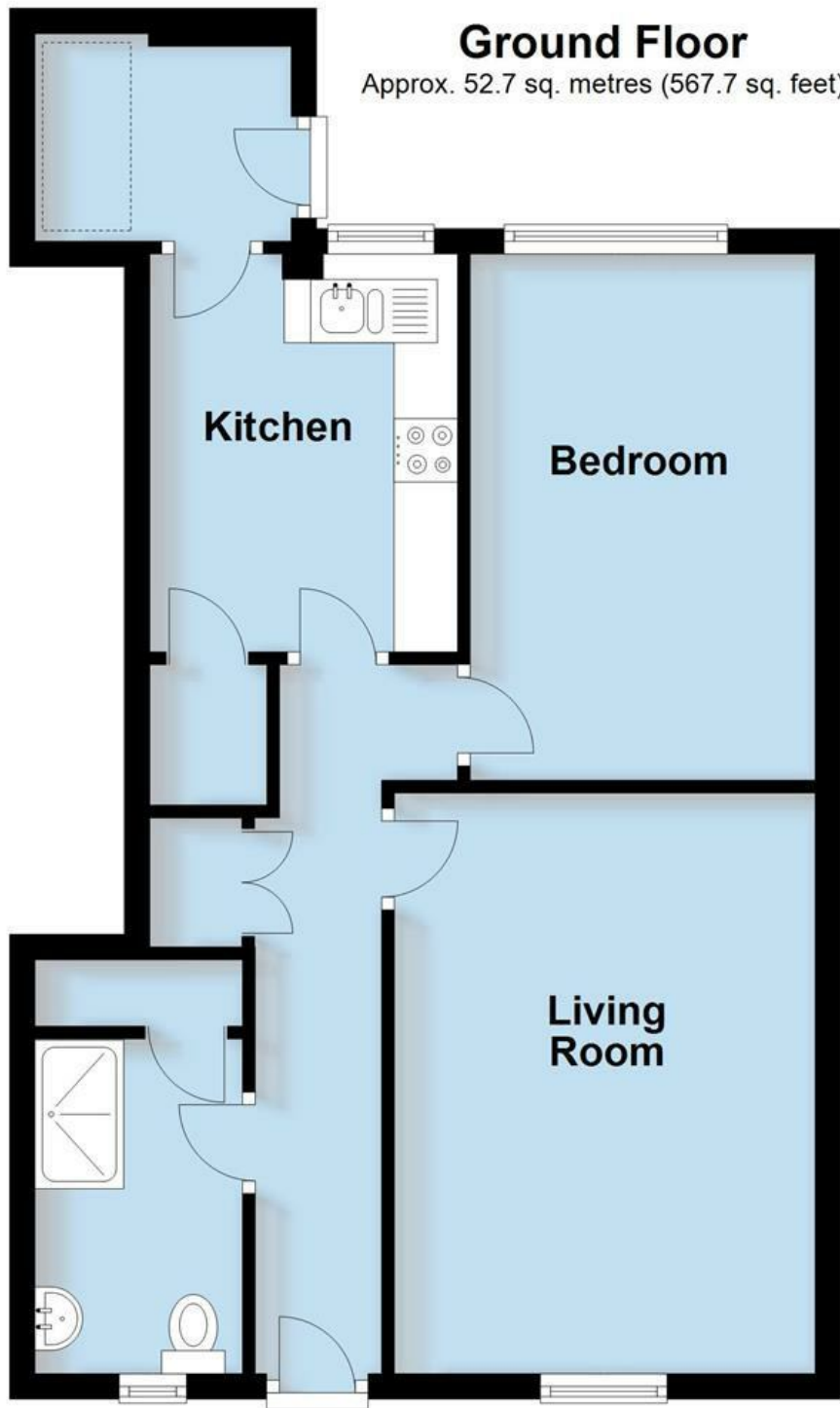
All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band B.

Location

CV32 4PP



Total area: approx. 52.7 sq. metres (567.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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