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RESIDENTIAL

Your Property - Our Business



25, Wilhelmina Close, Leamington Spa

£435,000



An impressive two double bedroom and two bathroomed first floor apartment, boasting large covered balcony, green outlook and two allocated parking spaces. NO CHAIN

Briefly Comprising;

Communal entrance hallway and staircase to first floor landing, private entrance vestibule with shelved cupboard, large hallway with airing cupboard, cloaks cupboard and guest WC, spacious living/dining room with windows and bi-fold doors to full width covered balcony, with excellent views, spacious kitchen with

integrated appliances semi open plan to living space . Master bedroom suite with fitted wardrobes and large en-suite bathroom, separate guest double bedroom with en-suite shower room and fitted wardrobes. Double glazing, gas radiator heating, communal grounds, two allocated parking spaces - one in gated open car barn.

Wilhelmina Close

Forms part of a successful development by local builders A C Lloyd. This particular property offers the enviable juxtaposition of being located within walking

of the town centre and also having an incredibly private and green outlook to the front, located at the rear of the development with an impressive tree canopy view out from the spacious balcony immediately off the living area.

The Property

Is approached via communal steps and path leading up to...

Communal Hallway

With entry phone point and door, giving access to communal entrance hallway and staircase rising to





first floor landing. Personal door to the apartment giving access to...

Private Entrance Vestibule

With concertina door to useful shelved cupboard, door through to large hallway.

Hallway

With double doors leading to Living Room, with radiator, downlighter points to ceiling, video entry phone point, door to AIRING CUPBOARD with insulated Megafluo pressurised hot water cylinder. Separate cloaks cupboard with hanging and coat hooks.

Guest Cloakroom/WC

Fitted with a white Roca low level WC and wash hand basin with splashback tiling, tiled floor, radiator, downlighter points, extractor.

Living/Dining Room

26'2" x 12'3" (7.98m x 3.73m)

With bi-fold doors leading directly to balcony terrace with two full height double glazed windows to either side, twin light points to ceiling, double radiator and broad square opening to...

Semi Open Plan Kitchen

13'7" x 7'2" (4.14m x 2.18m)

With a range of timber framed wall and base units with contrasting square edged working surface, inset four point Hotpoint gas hob with double oven below and stainless filter hood over, inset one and a half bowl sink drainer unit with mixer tap, concealed Hotpoint dishwasher, concealed Beko washing machine, Hotpoint fridge/freezer, splashback tiling, multiple light points to ceiling, radiator, double glazed window to side elevation.





Bedroom One

14'3" to front of fitted w'robes x 10'3" (4.34m to front of fitted w'robes x 3.12m)

Feature large double windows to rear elevation with one opening internally to Juliet balcony, twin double doors to built-in wardrobe with hanging rail and shelf over.

En-Suite Bathroom

Fitted with a white suite to comprise; bath, low level WC, corner shower cubicle and twin sinks with mono-mixers set into vanity cupboards, splashback tiling

extending to full height in shower cubicle, double glazed obscure window to rear elevation, radiator towel rail, downlighter points to ceiling.

Bedroom Two

16'4" into doorway x 8'5" plus built-in w-robe (4.98m into doorway x 2.57m plus built-in w-robe)

Feature full height window to Juliet balcony, double doors to built-in wardrobe with hanging rail, shelf and wall mounted Ideal boiler.

En-Suite Shower Room

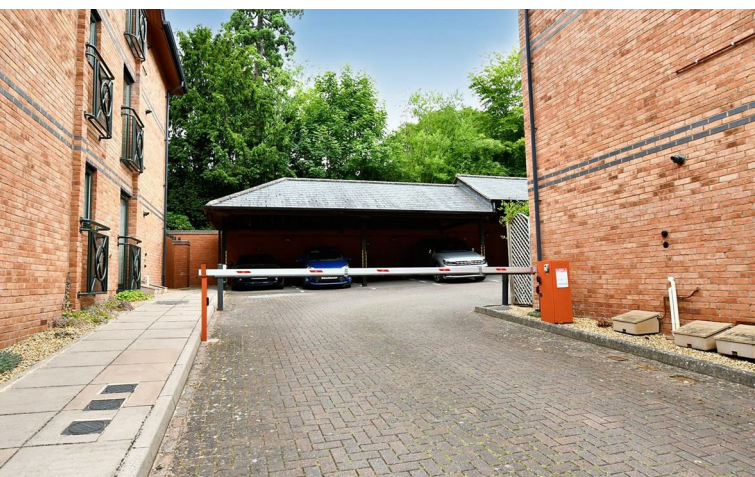
Fitted with a white suite to comprise; low level WC,

pedestal wash hand basin with mono-mixer, corner shower cubicle with wall mounted shower and control, full height splashback tiling to all walls with tiled floor, radiator towel rail, downlighter points to ceiling.

Outside

This particular apartment is located towards the rear of the development and sits within communal grounds, there is an allocated parking space immediately to the front of the property. To the side of the communal building is gated access which leads to car barn with an allocated parking space therein also.





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 (01/11/2002) with 977 years remaining, with a share of the Freehold, service charge is £3092.50 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 including 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 D.

[Location](#)

CV32 5JT

Upon reaching the development continue to drive down the drive to the very bottom where the apartments are located on the left hand side.



First Floor
Approx. 88.7 sq. metres (954.7 sq. feet)



Total area: approx. 88.7 sq. metres (954.7 sq. feet)

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

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL