



**Flat 3, 13, Willes Road, Leamington Spa, CV32
4PP**

A well proportioned one bedroom first floor apartment, recently subject to complete refurbishment, featuring attractive open plan fitted lounge/dining/kitchen arrangement and refitted shower room/WC with car parking facility, within this popular town centre period conversion. Ideal for the First Time Buyer.

£215,000



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Willes Road

Is a popular and convenient town centre location, comprising many fine period dwellings, ideally sited within easy reach of the town centre, schools and a variety of recreational facilities. This location has consistently proved to be popular. 13 Willes Road is a Grade II listed period conversion of self-contained apartments of varying sizes with number 3 being a recently refurbished first floor apartment, providing one bedroom accommodation with impressively fitted open plan lounge/dining/kitchen arrangement, one double bedroom and refitted shower room/WC of note. The property also includes a car parking facility and represents an excellent opportunity which the agents consider will appeal ideally to the first time buyer.

In detail the accommodation comprises:-

Communal Entrance Hall

With staircase and intercom system leads to the...

Private Entrance Hall

With timber panelled entrance door, laminate wood effect flooring leading to the...

Open Plan Lounge/Dining/Kitchen

21' x 15'6" max (6.40m x 4.72m max)

With feature original sash windows, electric radiator, coved cornice, extensive range of base cupboard and drawer units with complimentary work surfaces, returns and high level cupboards, with inset single drainer, colour matched sink unit with mixer tap, stainless steel oven and four ring ceramic hob unit with contemporary style extractor hood over, built-in fridge freezer and dishwasher, engineered wood flooring and electric skirting heater to base units.

Bedroom

14'3" x 8'3" (4.34m x 2.51m)

With sash window, electric radiator, engineered wood flooring.



Refitted Shower Room/WC

10' x 5' (3.05m x 1.52m)

With tiled over sized shower cubicle with electric fitted shower unit, low flush WC with concealed cistern, wall hung vanity unit incorporating wash hand basin with mixer tap, tiled floor and utility area with plumbing for automatic washing machine.

Outside

The property enjoys the benefit of a non-designated car parking facility to the rear of the property.

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 from 05/04/1973, with 948 years remaining, being with a share of the freehold, service charge is £50 per annum and ground rent is £0. Pets are allowed, providing they do not disturb other tenants or damage communal areas. 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

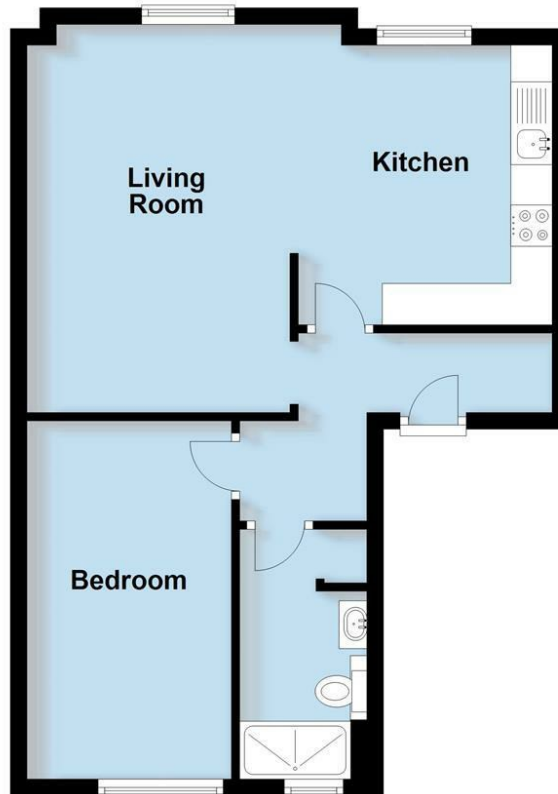
Council Tax Band B.

Location

1st Floor
CV32 4PP

First Floor

Approx. 49.3 sq. metres (530.8 sq. feet)



Total area: approx. 49.3 sq. metres (530.8 sq. feet)

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

Total area does not include the Coach House

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(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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