



WILHELMINA CLOSE, CENTRAL LEAMINGTON

complete ●●●  
SALES & LETTINGS



HT  
ALARMS  
78-800084

WELCOME



An outstanding opportunity to acquire a most impressive, unique and spacious two double bedroom apartment situated in a prime Leamington Spa location within easy walking distance to the town centre. Built in 2003, The Three Graces development complements the existing Regency period building whilst retaining the 'grandeur' and original Jacobean influences on this exclusive development of executive apartments and houses.



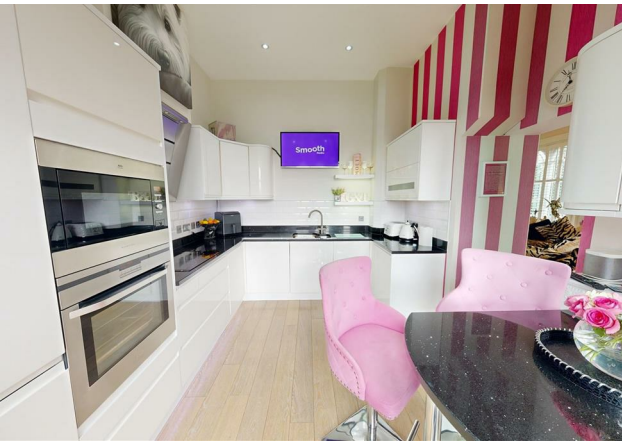
This lovely town centre property enjoys a wealth of period features throughout with high ceilings, stunning cornicing and deep skirtings. The accommodation comprises private entrance with spacious hallway, large living room with feature windows to the side and rear, beautifully fitted kitchen with Juliet balcony, two double bedrooms one with en-suite, family bathroom and two private parking space. The property is offered with no chain and early viewing is highly recommended.

#### Private Entrance Hall

Grand Entrance Hall with high ceilings, beautifully appointed mirrors, double radiator with cover, built in cloaks/storage cupboard, laminate flooring and elegant lighting.

#### Living Room

Spacious and light living room with dual aspect windows to the side and rear manicured grounds, media wall, cornicing, two lighting points, two central heating radiators and laminate flooring.



#### Breakfast Kitchen

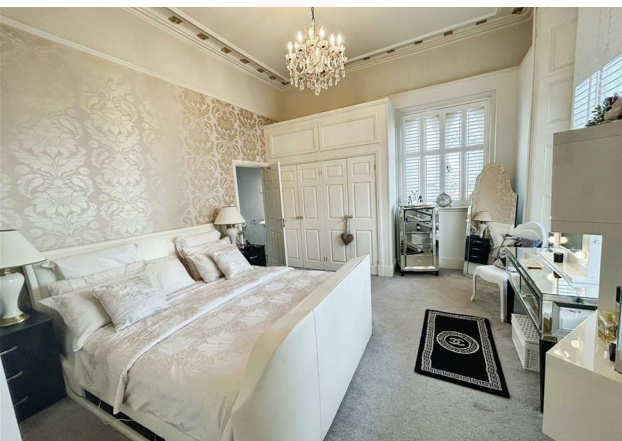
High gloss fitted kitchen with white wall and base units complimented by a black quartz work surface, white tiled splash back, AEG electric oven and microwave, induction hob and stainless steel extractor fan, integrated fridge/freezer, washing machine and dishwasher.

#### Master Bedroom

Fully carpeted with dual aspect Gothic style windows with 'Plantation shutters' fitted storage/ wardrobes, high ceilings with elaborate cornicing and central heating radiators.

#### En Suite Bathroom

Beautiful and good sized En-Suite shower room, fully tiled with WC, sink with vanity storage beneath, large shower enclosure, spotlights and shaver socket.



#### Guest Bedroom

Impressive guest/second double bedroom with huge chapel style window with 'plantation shutters' to the front aspect, beautifully painted ornate cornicing and fitted cupboards and wardrobes provide ample storage.

#### Family Bathroom

High specification white three piece bathroom suite with large vanity unit, ceramic sink with mixer tap, bath with shower over, decorative shelving, spotlights and extractor.

#### Garden / Communal Grounds

The site has been developed to stand in harmony in beautifully landscaped gardens which are accessible to all residents and offer quiet natural beauty all year round. Apartment 10 has the added benefit of a communal lawn directly in-front of the property.



#### Parking

Private and secure parking for two vehicle adjacent to the property entrance.

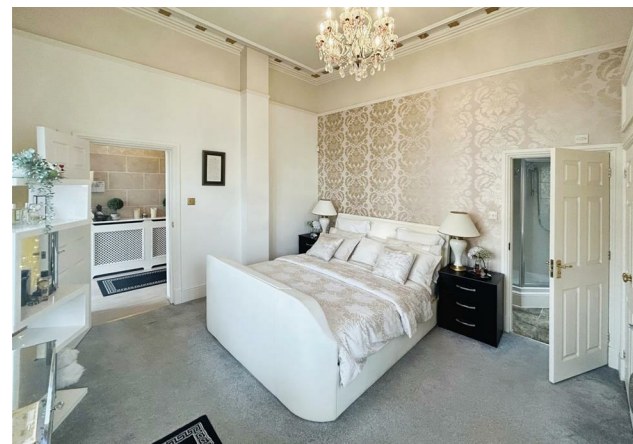


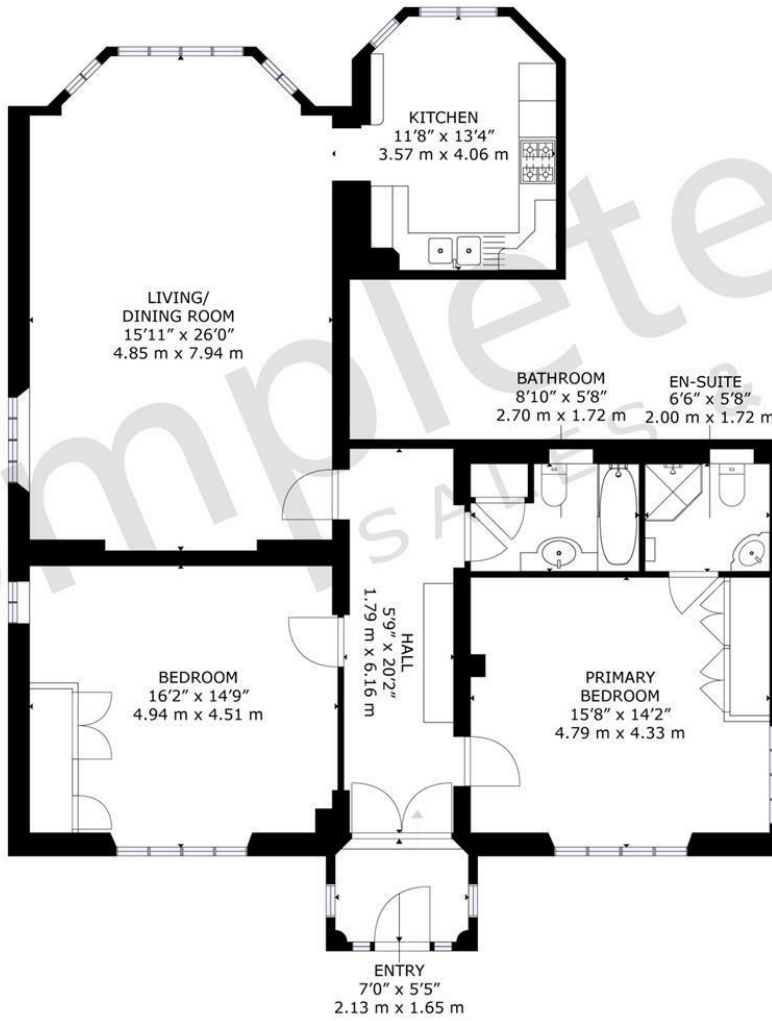
### Useful Information

The service charge for the property is £2600 per annum with an expected increase of 6% expected from April 2024. There are 979 years left on the lease.

### Location

Surrounded by some of the finest Regency and Victorian architecture Leamington Spa is a very attractive location providing all of the amenities and transport links that you would expect from a vibrant major town. Leamington offers a range of excellent private and state schools, it has recently been voted one of the most desirable places to live in the UK and is renowned for London commuters settling here, not just down to the station but the convenience of the close by M40 motorway networks.





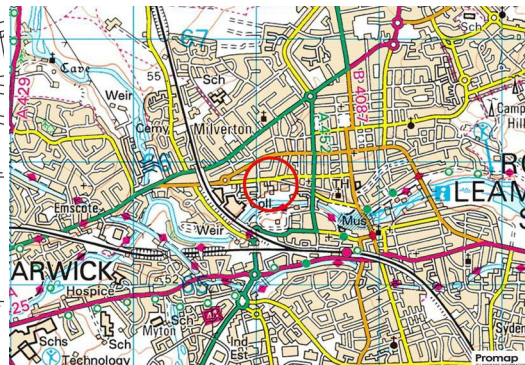
**complete** ●●●  
SALES & LETTINGS

GROSS INTERNAL AREA  
TOTAL: 1259 sq.ft, 117 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



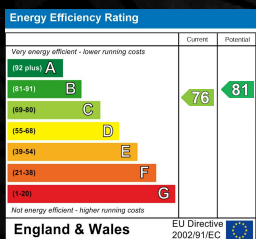


- Stunning Period Conversion
- Secure Parking
- En-Suite To Master Bedroom
- Front Garden
- Beautifully Landscaped Grounds
- Elegant Two Bedroom Apartment
- Walking Distance To Town Centre
- Integrated Fitted Kitchen
- High Specification Throughout
- Ground Floor



## WILHELMINA CLOSE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
 sales@complete247.co.uk  
 www.complete247.co.uk

**complete** ●●●  
 SALES & LETTINGS