



**WILHELMINA CLOSE, CENTRAL LEAMINGTON**

**complete** ● ● ●  
SALES & LETTINGS





Welcome to Wilhelmina Close, converted in 2003. This charming residence sits on beautiful grounds and seamlessly blends historical character with modern luxury. The property is located just off Warwick New Road within the heart of Leamington. This spacious one bedroom, lower ground apartment offers; private entrance, entrance hall, guest WC, open plan kitchen/living area, utility, shower room, bedroom, communal grounds and allocated parking space.



#### Private Entrance

The apartment has its own entrance at the front of the building, with stone steps down and cast iron railings to the private entrance door.

#### Entrance Hall

A wooden painted front door with obscure glass panels leading into the entrance hall with wood effect flooring and doors flowing off into; multiple storage cupboards for shoes and coats, guest WC and open plan living/dining/kitchen.



#### Open Plan Living/Dining/Kitchen

A large contemporary open plan versatile space with electric heaters, wood effect flooring throughout, dual aspect windows and modern fitted kitchen including spotlighting, a range of high and low level white high gloss units, breakfast bar with space for two chairs, black worktop and white tiled splash-back. Integrated appliances include; fridge/freezer, electric oven, dishwasher, extractor, electric fan assisted oven and stainless steel sink with chrome mixer tap and drainer.

#### Utility

A well sized utility fitted with matching low level units, tiled splash back, sink with chrome mixer tap and space and plumbing for washing machine. Although the utility itself has plenty of storage space there is also a further door to built in store.



#### Guest WC

Perfect for guests accessed via the entrance hall, complete with toilet and wash basin with tiling to water sensitive areas.

#### Bedroom

A large bedroom with continuation of wood effect flooring, window to the front elevation, door out to side elevation, wall mounted electric radiator and pendant light.

#### Shower Room

A fully tiled shower room fitted with double shower cubicle and chrome fittings, toilet and washbasin with chrome mixer tap. Also benefiting from LED storage mirror, two wall lights, extractor and wall mounted towel rail.



#### Communal Grounds & Parking

This picturesque development has beautifully landscaped gardens which are accessible to all residents and offer quiet natural beauty all year round. Tarmac driveway, one allocated parking space directly in-front of the apartment and further visitors parking spaces.



### 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.

### Leasehold

The property had a 999 year lease from 2003 and we have been informed the the vendor pays a service charge of £754 every 6 months.

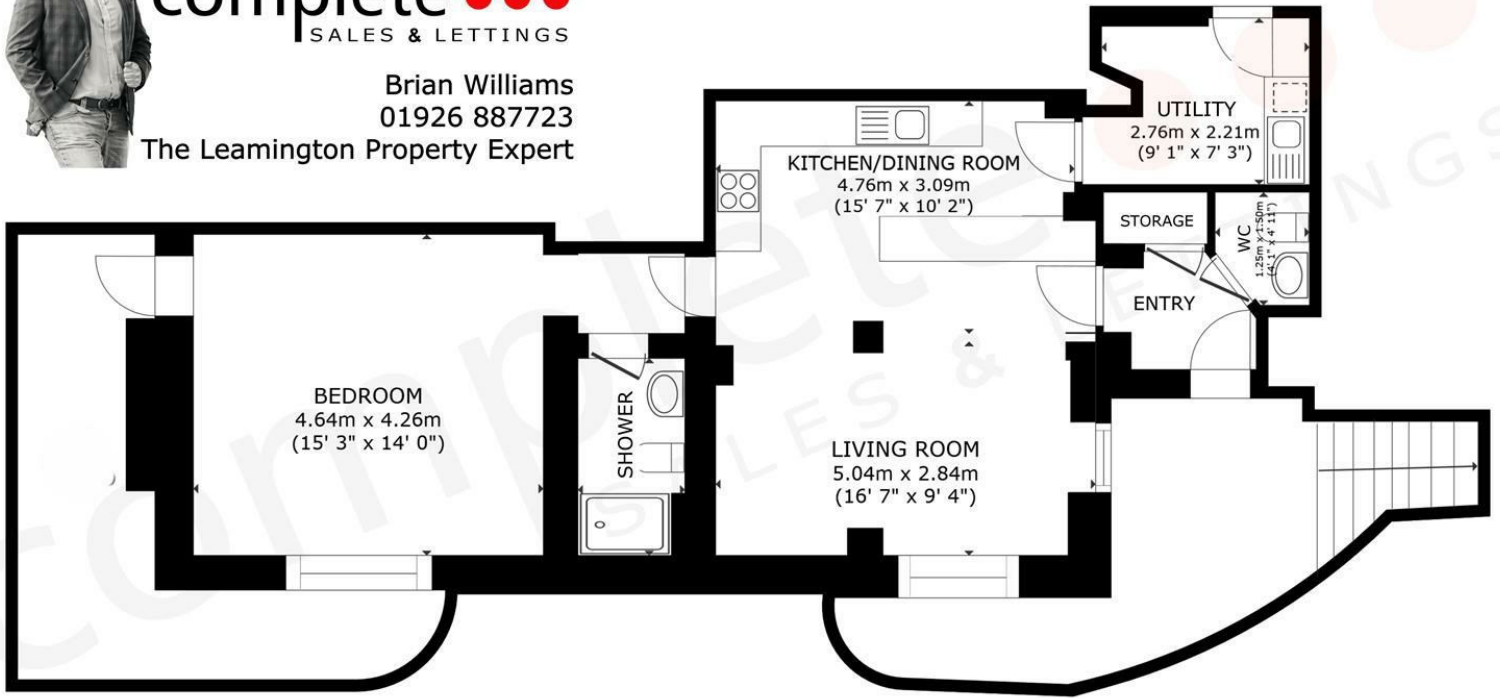




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The Leamington Property Expert



FLOOR PLAN

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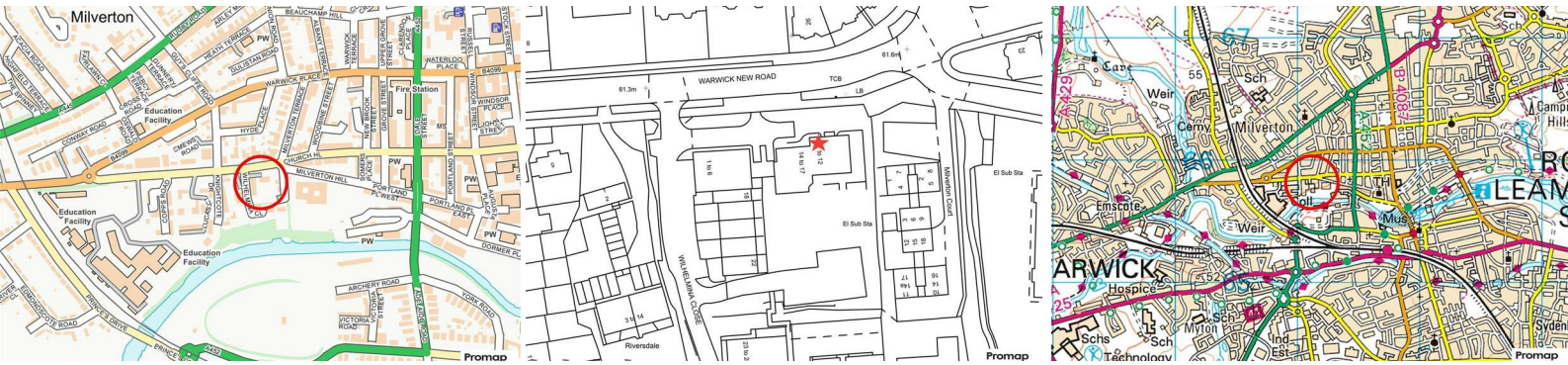
GROSS INTERNAL AREA  
FLOOR PLAN 71.4 m<sup>2</sup> (768 sq.ft.)  
EXCLUDED AREAS : PATIO 15.1 m<sup>2</sup> (162 sq.ft.) VERANDA 15.0 m<sup>2</sup> (162 sq.ft.)  
TOTAL : 71.4 m<sup>2</sup> (768 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



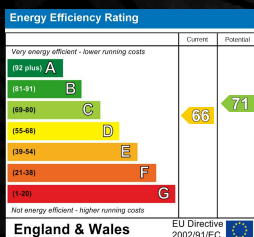


- Lower Ground Apartment
- Entrance Hall With Storage
- Utility
- One Bedroom
- Communal Garden
- Private Entrance
- Open Plan Living/Dining/Kitchen
- Separate Guest WC
- Shower Room
- Allocated Parking Space



## WILHELMINA CLOSE, LEAMINGTON SPA

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



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