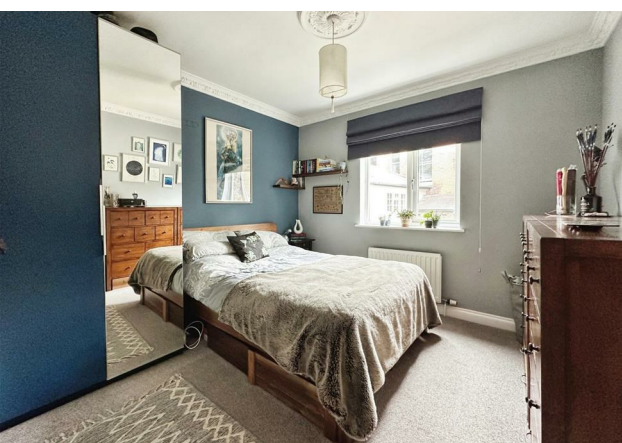




RAVENSGATE HOUSE, 46 WILLES ROAD

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SALES & LETTINGS





A stylish first-floor apartment at the back of this beautiful Victorian property on Willes Road, which is close to Jepshons Gardens in central Leamington Spa. The modern apartment comprises; a hallway, living room, kitchen, two double bedrooms, bathroom and an en-suite shower room. The property has uPVC double glazing, gas central heating and allocated parking space. There is a long lease of 1071 years and a communal garden. Walking distance into town or the train station.

Its in the details...

Communal Entrance

Timber entrance door leads into the hallway with stairs taking you to the first floor apartment.

Hallway

The entrance door leads into the central hallway with engineered oak flooring, dado rail, ceiling rose, coving and a radiator. Doors through to the two bedrooms, bathroom, living room and kitchen.

Living Room

Engineered wood flooring, ceiling rose, coving, dado rail, double radiator and a uPVC double glazed window. TV point.

Kitchen

A white gloss handleless kitchen, with square edge worktop which includes a 1 & 1/2 bowl stainless steel sink with brushed chrome mixer tap. Fitted oven, four ring electric hob, a red glass splash-back and extractor. There is space and plumbing for a washing machine, fitted slimline dishwasher and space for an upright fridge freezer. Red glass splash-back, uPVC double glazed window, down-lights and under-counter lighting. There is a Vaillant gas combination boiler.

Bedroom One

With feature painted wall, ceiling rose, coving, radiator and a uPVC double glazed window to the rear aspect. TV point.

En-Suite

Fully tiled en-suite with a quadrant shower enclosure with main thermostatic shower, a vanity unit sink with mixer tap, a toilet, a radiator and an extractor.

Bedroom Two

A double bedroom with ceiling rose, coving, radiator and a uPVC double glazed window to the side elevation. TV point.

Bathroom

Fitting with a white bath, with mixer tap with handheld shower attachment, chrome towel radiator, a range of vanity units with sink and concealed waste toilet. The bathroom is fully tiled and has an extractor and wall light.

Communal Garden

Area of lawn and a bike store.

Parking

Allocated parking for the apartment

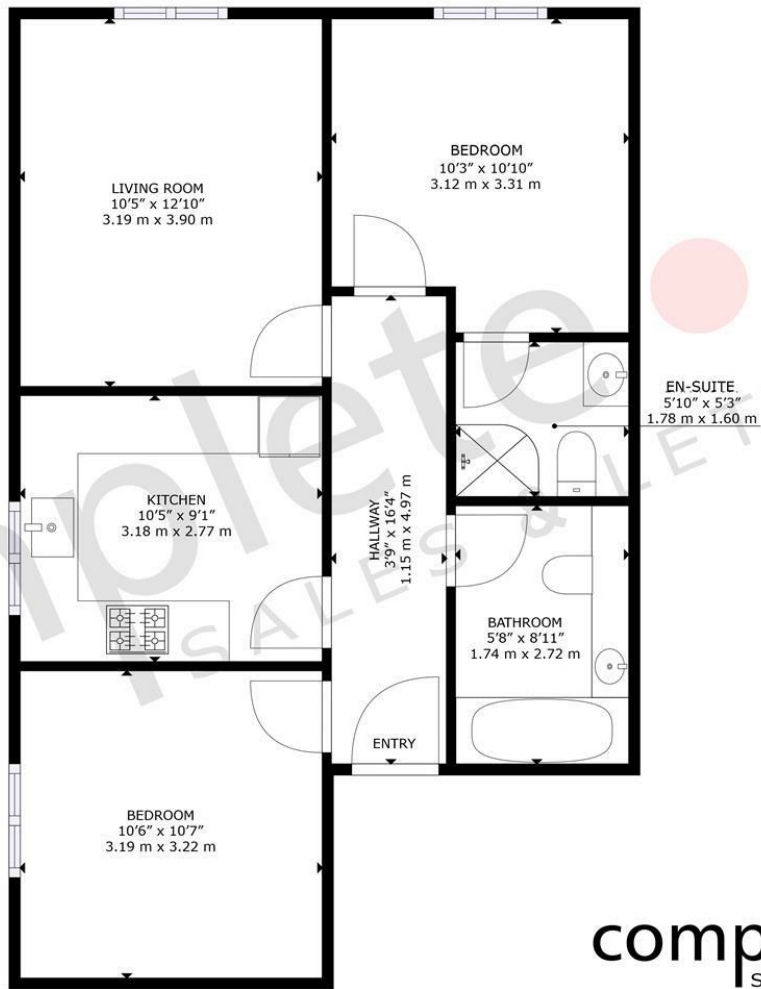


Other Information

Location

Located on Willes Road, which is a wide, tree-lined road in a desirable location, walking distance from Leamington station. Leamington Spa is famous for its Jephsons Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafes, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins),





FLOOR PLAN

GROSS INTERNAL AREA

FLOOR PLAN: 617 sq. ft, 57 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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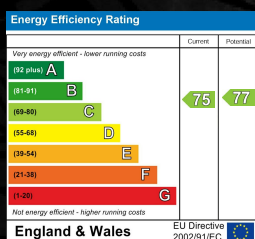
- First Floor Apartment
- Stylish Kitchen
- Two Bathrooms
- Close To Town/Parks/Station
- 1071 Years Lease Remaining

- Two Double Bedrooms
- Living Room
- Gas Central Heating
- Allocated Parking
- Ideal First Time Buy



RAVENSGATE HOUSE, LEAMINGTON SPA

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



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