



46 WILLES ROAD LEAMINGTON SPA, CV31 1BY

£230,000
LEASEHOLD

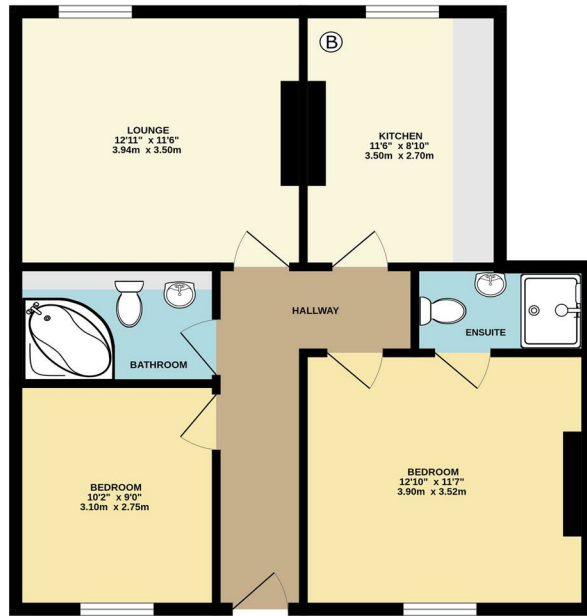
James Whalley is proud to present this charming two-bedroom ground floor apartment, full of character and ideally located on Willes Road in Leamington Spa.

The apartment benefits from its own private front door entrance along with side access, offering a sense of privacy more comparable to a house than a typical apartment.

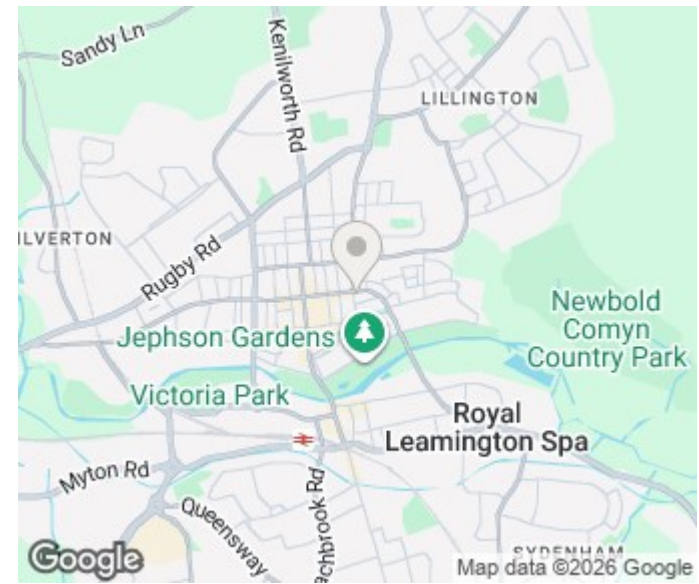
Upon entering, you are welcomed by a spacious hallway boasting high ceilings, immediately showcasing the character and proportions the property has to offer. To the left is bedroom two, while the master bedroom benefits from its own en-suite. The property also offers a separate kitchen and a well-proportioned lounge, along with a family bathroom.

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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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