



WILHELMINA CLOSE, LEAMINGTON SPA CV32 5JT



- CENTRAL LOCATION
 - Ground floor WC
- Two double bedrooms
- · Two en-suite bathrooms
- Two allocated parking spaces
 - All weather conservatory
 - Available December 2025
 - EPC C
 - · Council Tax D

2 BEDROOMS £1,100 PCM

Maximum Capacity For Viewings Reached

A beautifully presented, two bedroom, en-suite bathroom mews cottage in the heart of Leamington Spa.

Located in the attractive development at Wilhelmina Close the property is comprised of:- Entrance hall, leading to the fitted kitchen with integrated appliances including washing machine, fridge freezer oven/ hob and ample cupboard space. Leading to a large sitting room with feature fireplace, and sunny conservatory. Two double bedrooms each having the benefit of en-suite shower bathrooms and built in wardrobes.

Offering a quaint courtyard garden to the rear, and two allocated parking spaces.

Viewing Recommended

Sorry, no pets permitted.

Entrance Hall

Living Room

Wood flooring, wall mounted radiator, electric fire

Conservatory

Wall mounted radiator & solid roof for year round use.

Landing First Floor

Bedroom One

Window, wall mounted radiator, door leading to en-suite bathroom with bath and shower over, wash hand basin, low level WC

Bedroom Two

Window, wall mounted radiator with door leading to en-suite shower room with shower cubicle

Outside

Allocated parking space with gated rear access to the courtyard garden

Council Tax

The Council tax is a band C from Warwick District Council.

Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

Lettings Disclaimer

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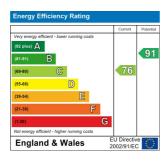
HAWKESFORD distinctly different

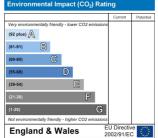
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www.nawkesford.co.uk t: 01926 430 553 t: 01926 430538 e: leamington[alhawkesford.co.uk







