

## WILHELMINA CLOSE, LEAMINGTON SPA CV32 5JT



**A TWO DOUBLE BEDROOM TOWN HOUSE LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND HAVING GOOD ACCESS TO BOTH LEAMINGTON SPA AND WARWICK TOWN CENTRES.**

- **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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