



Connells

Wilhelmina Close
Leamington Spa



Property Description

A beautifully presented two-bedroom top-floor apartment located in the heart of Leamington Town Centre. Only a 0.6-mile walk to The Parade with its range of amenities, popular attractions and transport links, the property sits within a quiet development on the edge of the River Leam, overlooking Victoria Park.

The spacious accommodation includes a large entrance hallway, two double bedrooms, two ensuite bathrooms with one featuring a freestanding bath, a separate W.C., and a generous living/dining room with Velux windows bringing in excellent natural light. This leads through to a stylish, modern kitchen. The apartment also benefits from a south-facing balcony with woodland views and an updated central heating and hot water system. Outside, the property includes a gated and covered parking space.

Located just 0.8 miles from Leamington Spa Train Station, the apartment is ideal for commuters. Given the size, location and the added benefit of a share of the freehold, we anticipate strong interest. Contact us to arrange your viewing

Communal Entrance

With stairs rising to all floors.

Entrance Hallway

With carpets and doors leading to all rooms.

Separate W/C

Fitted with a wash hand basin and a low level W/C.

Lounge

26' 8" max x 12' 3" max (8.13m max x 3.73m max)

Having carpets, doors onto the balcony, velux windows and a door into the kitchen.

Bedroom One

14' 2" x 10' 6" (4.32m x 3.20m)

Double bedroom with two double wardrobes, Juliet balcony and a door leading into the ensuite.

Ensuite

Having free standing bath, part tiled to walls, W/C and wash hand basin.

Bedroom Two

9' x 8' 6" (2.74m x 2.59m)

Having hard flooring, window to the rear elevation and a door leading into ensuite.

Ensuite

Three piece suite.

Parking

Allocated parking space.

Lease Information

The property is leasehold with a lease length of 999 years from 1st November 2002. The property is subject to management costs, to include an annual service charge of £2730. Further information available upon request.

Agent's Note

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





Total floor area 91.5 m² (985 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax Band: D

Service Charge: 2730.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314855

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314855 - 0005